



Princess Street, Burntwood, WS7 1JW

Offers in the Region Of £495,000

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Welcome to Princess Street, an immaculately presented executive detached residence situated in the ever popular Burntwood area.

Viewing is essential to appreciate the substantial amount of space and versatility this property offers. Internally you will find a welcoming entrance leading to a spacious family living room, fully refitted kitchen finished to an impeccable standard and having a variety of integral appliances. The ground floor also features a superb sitting room with stunning log fire making this the perfect entertaining space for friends and family.

Another unique benefit is the fully self contained annexe that has a multitude of different uses with an open plan kitchen living space, shower room and good sized double bedroom. There is also a utility/laundry room in the basement.

Stairs lead to the first floor where the property boasts a further three double bedrooms all generous in size, with the master having an en suite. Completing the first floor is the family bathroom.

Outside there is a generous space with a lovely gated entrance, driveway capable of parking multiple vehicles, low maintenance lawn area and also access to a large double garage excellent for storage space.

You are a stones throw from highly regarded local schools, easily accessible transport links, shops and Chasewater for scenic walks.

DO NOT MISS YOUR OPPORTUNITY TO VIEW!!





# Property Specification



## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Entrance Hall

**Living Room** 13' 5" x 11' 6" (4.09m x 3.50m)

**Kitchen** 13' 5" x 11' 6" (4.09m x 3.50m)

**Dining Space** 11' 3" x 8' 4" (3.43m x 2.55m)

**Sitting Room** 15' 7" x 13' 9" (4.75m x 4.19m)

**Annexe Lounge/Kitchen** 11' 2" x 10' 10" (3.41m x 3.29m)

**Annexe Bedroom** 11' 11" x 8' 11" (3.64m x 2.72m)

**Annexe Shower Room** 5' 8" x 3' 9" (1.72m x 1.14m)

### Cellar/Utility Room

### Landing

**Bedroom One** 18' 5" x 10' 8" (5.61m x 3.24m)

**Bedroom Two** 13' 6" x 11' 6" (4.12m x 3.51m)

**Bedroom Three** 11' 7" x 10' 2" (3.52m x 3.11m)

**Bathroom** 8' 10" x 6' 4" (2.68m x 1.93m)

**En Suite Shower Room** 9' 1" x 4' 0" (2.76m x 1.21m)

**Detached Double Garage** 28' 2" x 20' 0" (8.59m x 6.10m)

Services connected: Gas, Electric, Water, Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating



New  
Instruction  
Awaiting  
E.P.C.

## Map Location

