



Larkspur Avenue, Burntwood, WS7 4SS

Offers in the Region Of £310,000

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Welcome to Larkspur Avenue, a superbly presented family home that has undergone extensive renovation and improvement ready for its lucky new owner to enjoy.

An internal inspection reveals a welcoming entrance hall, spacious family living room, stunning open plan kitchen dining space which creates a perfect space for entertaining guests, finished to a high specification and having bifolding doors into the rear garden. The ground floor also features another good sized reception/bedroom along with a modern bathroom with a useful utility space.

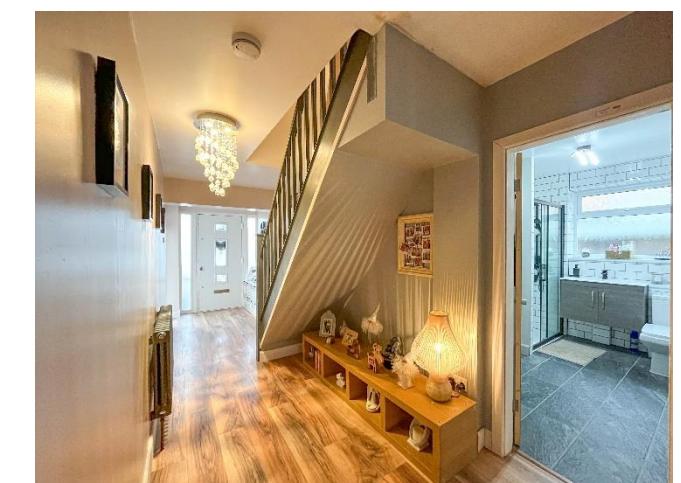
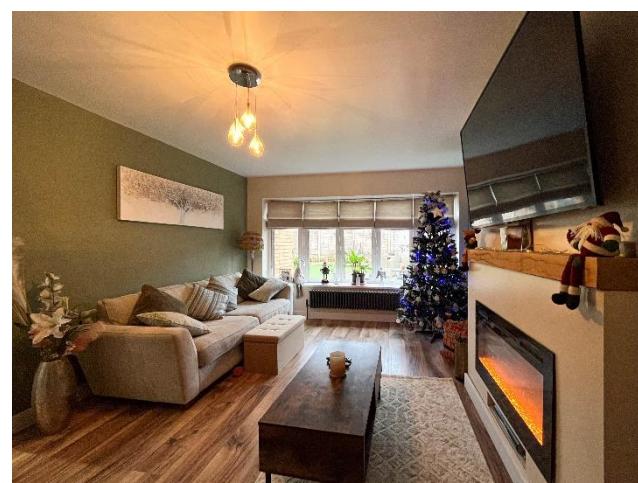
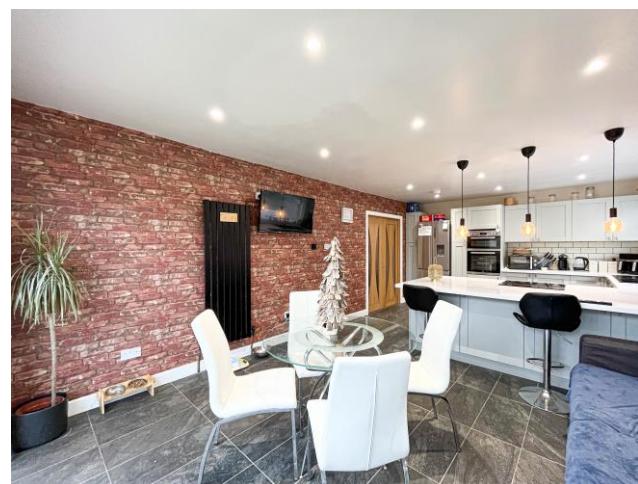
Stairs lead to the first floor where the property boasts three generous double bedrooms, separate W/C and the master having its very own walk in wardrobe.

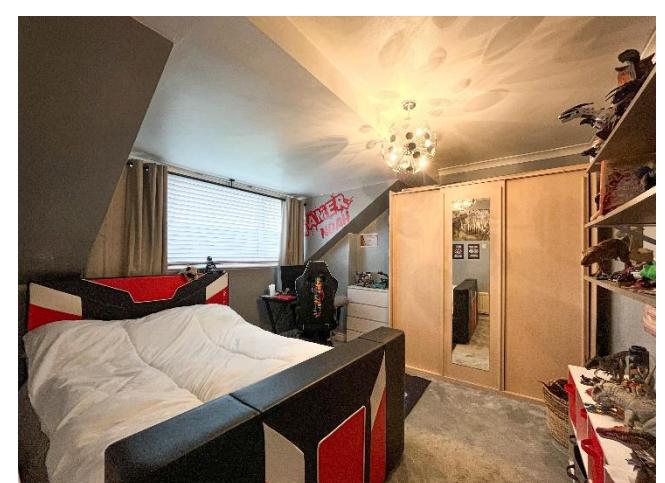
Outside is a fantastic low maintenance garden with plenty of space for any growing family to enjoy, there is also side access and ample storage space.

To the fore is a large multi vehicle driveway and access to a garage.

Nearby amenities include highly regarded schools, easily accessible transport links and a handful of local shops.

If you are looking for a deceptively spacious family home that has been renovated to a lovely standard throughout then look no further... CALL NOW TO VIEW!!!







### 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:

## Property Specification

SPACIOUS THREE/FOUR BEDROOM PROPERTY  
HIGHLY SOUGHT AFTER LOCATION  
STUNNING KITCHEN LIVING SPACE  
GENEROUS BEDROOMS  
PLENTY OF LIVING SPACE

### Entrance Hall

**Living Room 17' 1" x 11' 8" (5.21m x 3.56m)**

**Open Plan Kitchen Diner 22' 5" x 13' 2" (6.83m x 4.01m)**

### Shower Room

**Sitting Room/Bedroom Four 12' 3" x 9' 9" (3.73m x 2.97m)**

### Landing

### W/C

**Bedroom One 12' 5" x 10' 2" (3.79m x 3.09m)**

**Bedroom Two 11' 7" x 11' 5" (3.53m x 3.48m)**

**Bedroom Three 11' 7" x 10' 3" (3.53m x 3.12m)**

**Garage 17' 1" x 8' 5" (5.21m x 2.56m)**

### Viewer's Note:

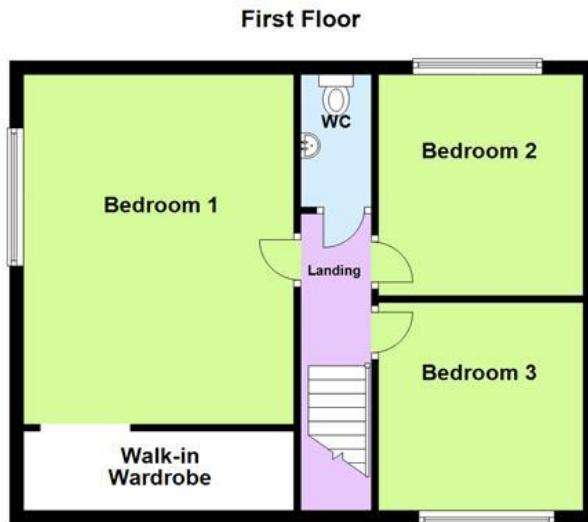
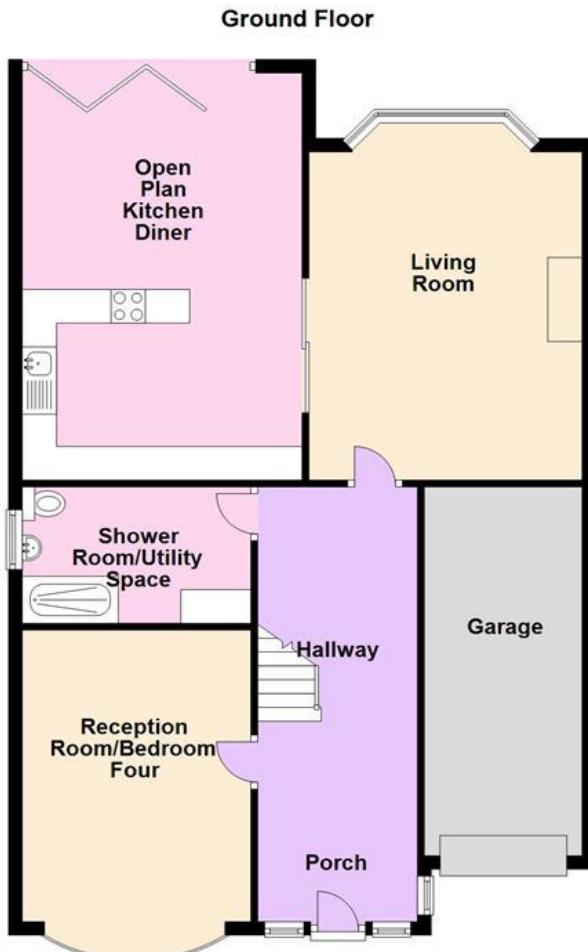
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

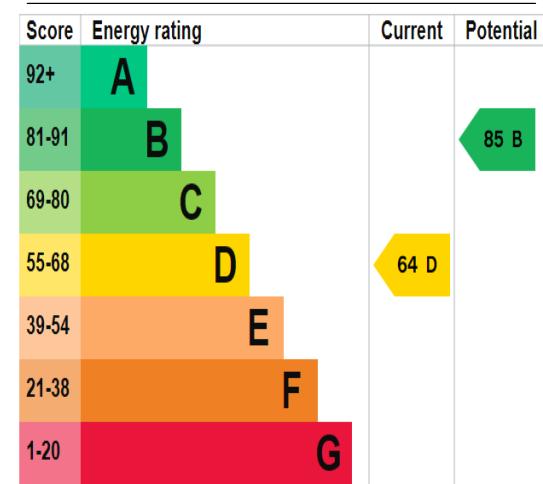
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

