



Gorstey Lea, Burntwood, WS7 9DH

Offers in Excess of £250,000

**Offers in Excess of £250,000**



Welcome to Gorstey Lea, a fantastic family home situated on an enviable corner plot in a popular residential area in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious living room, dining space, kitchen with space for appliances, useful utility/garden room and completing the ground floor is the garage and guest W/C.

Stairs lead to the first floor where the property boasts three bedrooms, family bathroom and separate W/C.

Outside is a generous rear garden with bags of potential for extension and improvement, this really needs to be seen to be fully appreciated.

To the fore is a driveway capable of parking multiple vehicles. You are also conveniently positioned near to highly regarded schools, local shops and easily accessible transport links.

**DO NOT MISS YOUR OPPORTUNITY TO VIEW!!!**



# Property Specification



SOUGHT AFTER LOCATION  
SPACIOUS THROUGHOUT  
LARGE LIVING ROOM  
DINING SPACE  
THREE BEDROOMS

## Hall

Living Room 17' 0" x 10' 9" (5.18m x 3.27m)

Kitchen 8' 4" x 8' 6" (2.55m x 2.60m)

Dining Area 7' 11" x 11' 7" (2.42m x 3.52m)

Conservatory 17' 4" x 7' 3" (5.28m x 2.21m)

Garage 9' 5" x 19' 9" (2.88m x 6.02m)

## W/C

## Landing

Bedroom One 10' 4" x 9' 0" (3.15m x 2.75m)

Bedroom Two 9' 1" x 8' 10" (2.78m x 2.70m)

Bedroom Three 7' 5" x 8' 11" (2.25m x 2.71m)

## Family Bathroom

## Agent's Note:

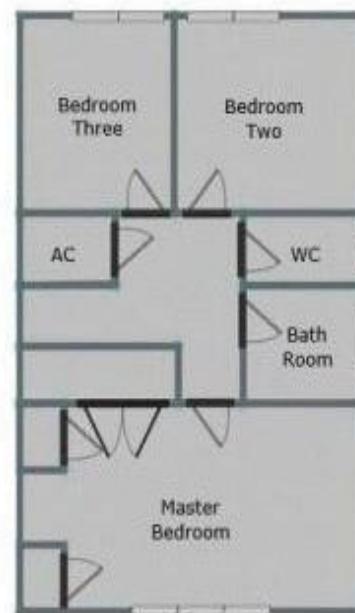
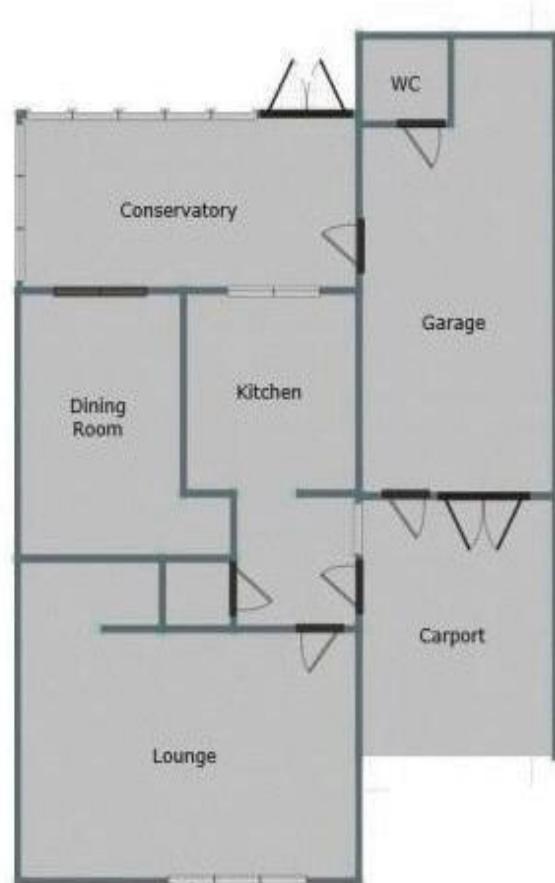
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

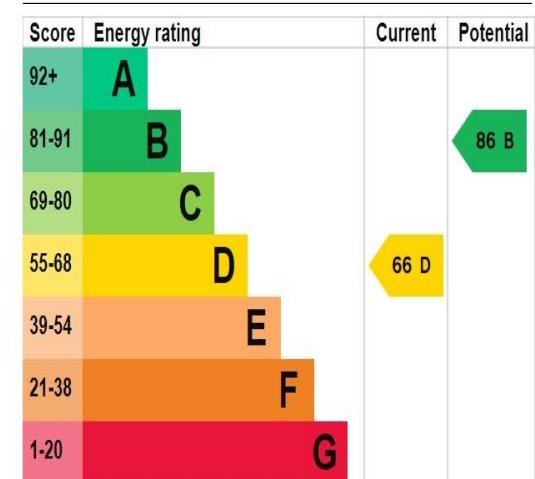
# Floor Plan

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



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

## Energy Efficiency Rating



## Map Location

