HUNTERS®

HERE TO GET *you* THERE



Larkspur Avenue

Burntwood, WS7 4SS

Offers In The Region Of £290,000

4 | 1 | 2 | D

Council Tax: C





- **SEMI DETACHED DORMER STYLE PROPERTY**
- **BEDROOM 4/SITTING ROOM (ground floor)**
- **KITCHEN**
- **GARAGE & DRIVEWAY PARKING**
- **GAS RADIATOR CENTRAL HEATING**
- **THREE/FOUR BEDROOMS**
- **LOUNGE/DINING AREA**
- **SHOWER ROOM (ground floor)**
- **SEALED UNIT DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**





Hunters Burntwood are pleased to offer For Sale this spacious semi detached dormer property which is situated in a popular location and is available with No Upward Chain The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: porch, entrance hall, sitting room/bedroom 4, L'shape lounge/dining area, fitted kitchen, shower room, three first floor double bedrooms. Outside, the property has driveway parking to the front, garage and enclosed rear garden.

PORCH
having a sealed unit double glazed front door with sealed unit double glazed windows to front & side.

HALL
with a multi paned entrance door and adjoining front window, radiator, understairs storage cupboard and stairway with spindle balustrade to the first floor.

BEDROOM 4/SITTING ROOM
12'5" x 9'11" (3.78m x 3.02m)
with a sealed unit double glazed front bow window and double panel radiator.

SHOWER ROOM
having a walk in shower cubicle with Triton T80 electric shower & screen, hand basin with cupboard beneath, low flush W.C., ceramic tiled splashbacks, radiator, storage cupboard with shelving and sealed unit double glazed side window.

LOUNGE
16'11" x 11'10" (5.16m x 3.61m)
with a sealed unit double glazed rear patio with sliding door, stone chimney breast with space for an electric fire, two wall light points, radiator and TV aerial points.

DINING AREA
13;8" x 9'10"" (3.96m;2.44m x 3.00m")
having a sealed unit double glazed side window, radiator and multi paned door to the:-

KITCHEN
10'4" (13'2" max) x 11'4" (3.15m (4.01m max) x 3.45m)
fitted with a range of matching base, drawer and wall mounted units, extensive work surface incorporating a 4 ring gas hob with cooker hood above, fan assisted electric oven stainless steel sink top with mixer tap, bottle rack & shelving. space & plumbing for an automatic washing machine, space & plumbing for a dishwasher, ceramic tiled splashbacks, sealed unit double glazed rear window, sealed unit double glazed side window and side, door.

OUTSIDE STORAGE CUPBOARD
containing the Baxi gas combination boiler and shelving.

LANDING
having a ceiling hatch to the roof space and storage cupboard with shelving.

BEDROOM 1
14'11" x 10'1" (4.55m x 3.07m)
having a sealed unit double glazed side window, double panel radiator, 2 wall light points and door giving access to the eaves storage.

BEDROOM 2
11'10" x 11'4" (3.61m x 3.45m)
with a sealed unit double glazed rear window and radiator.

BEDROOM 3
11'4" x 10'1" (3.45m x 3.07m)
having a sealed unit double glazed front window and radiator.

GARAGE
17'1" x 8'4" (5.21m x 2.54m)
having up & over entrance doors and light & power points.

OUTSIDE
To the front of the property is a paved drive, lawned garden alongside. A gate at the side gives access to the rear garden which is enclosed by fencing and has a paved patio, Gazebo and bordered lawn.









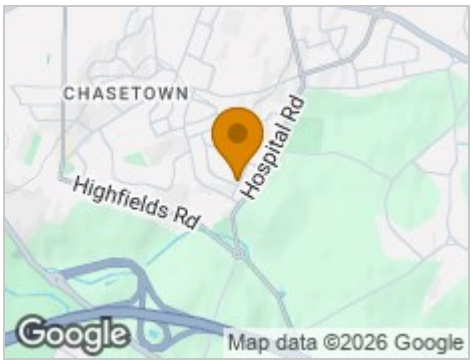
Road Map



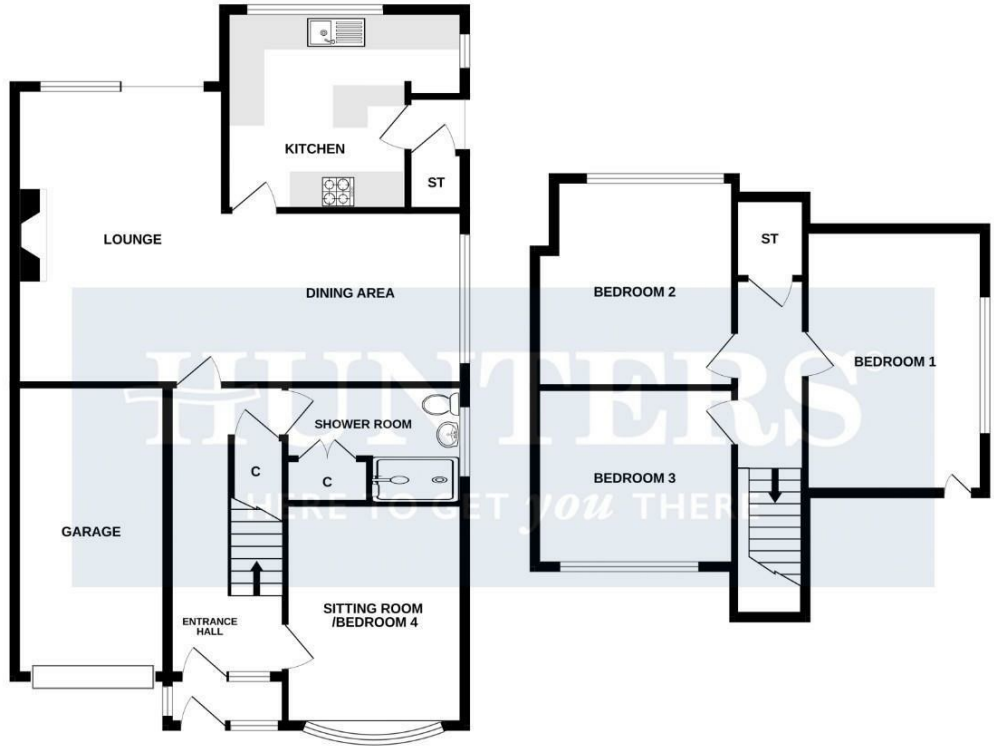
Hybrid Map



Terrain Map



Floor Plan



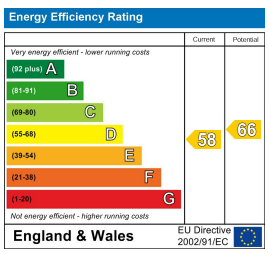
TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

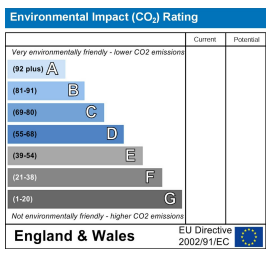
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Bridge Cross Road, Burntwood, WS7 2BU
Tel: 01543 677776 Email: burntwood@hunters.com https://www.hunters.com