



Buckley Way,
Burntwood, WS7 3AJ

Offers in the Region Of £300,000

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A beautifully presented and thoughtfully arranged three-bedroom home, situated in a popular location in Burntwood, close to Chasewater Nature Reserve. Offering approximately 1,311 sq ft of accommodation, the property provides well-proportioned living space throughout and would make an excellent home for families and professionals alike.

The ground floor comprises a welcoming entrance hall, spacious lounge, modern kitchen/diner and downstairs WC, with the kitchen/diner providing a sociable heart to the home.

The property further benefits from a garage and tandem driveway, providing excellent off-road parking for multiple vehicles.

To the first floor are two well-proportioned bedrooms and a family bathroom, whilst the entire second floor is dedicated to an impressive master bedroom suite, complete with en-suite facilities and excellent proportions, creating a superb private retreat.

Externally, the property benefits from a recently re-done and extended patio, providing an attractive space for outdoor entertaining and enjoying the garden during the warmer months. The property is lovely internally throughout, having been maintained and presented to a high standard.

Its position is particularly appealing, being close to Chasewater Nature Reserve, local schools and excellent transport links, whilst providing convenient access to surrounding towns and the wider road network. An impressive three-bedroom family home with a fantastic master suite, tandem driveway, attractive outdoor space and an excellent Burntwood location – early viewing is highly recommended.









Property Specification

Impressive Second-Floor Master Suite
Three Well-Proportioned Bedrooms
En-Suite to Master Bedroom
Spacious Lounge
Modern Kitchen/Diner

Entrance Hall

Kitchen Diner 17' 2" x 10' 5" (5.24m x 3.18m)

Lounge Diner 13' 11" x 11' 4" (4.24m x 3.46m)

W.C

Garage 19' 8" x 10' 5" (5.99m x 3.17m)

Bedroom One 21' 11" x 13' 11" (6.68m x 4.24m)

Bedroom Two 11' 4" x 13' 11" (3.46m x 4.24m)

Bedroom Three 10' 10" x 7' 1" (3.30m x 2.17m)

Bathroom

En Suite

Viewer's Note:

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

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:

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Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

