



Knoll Close,
Burntwood, WS7 4TD

Offers in the Region Of £375,000

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Welcome to Knoll Close, a property occupying an enviable plot with unrivalled scope and potential being situated on the ever popular Ridgeway Estate in Burntwood.

An internal inspection reveals flexible family living space comprising a welcoming entrance hall, four generous double bedrooms, two bathrooms, a large family living room, modern open plan kitchen diner and the option for even more living space with a garage and large car port.

The outside features a lovely wrap around plot with stunning garden space, decked patio, side garden and also side storage space.

The front of the property has a multi vehicle driveway and mature front garden.

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

CALL NOW TO VIEW!!







Property Specification

ENVIABLE PLOT SIZE
FOUR DOUBLE BEDROOMS
SOUGHT AFTER LOCATION
LARGE GARDEN
MULTI VEHICLE DRIVEWAY

Hall

Living Room 16' 9" x 12' 6" (5.10m x 3.80m)

Kitchen Diner 23' 0" x 12' 6" (7.00m x 3.80m)

Garage 17' 1" x 8' 10" (5.20m x 2.70m)

Bedroom One 11' 10" x 11' 10" (3.60m x 3.60m)

Bathroom 8' 6" x 7' 10" (2.6m x 2.4m)

Bedroom Two 13' 1" x 10' 6" (4.00m x 3.20m)

Bedroom Three 16' 5" x 8' 6" (5.00m x 2.60m)

Bedroom Four 13' 1" x 11' 6" (4.00m x 3.50m)

Shower Room 11' 10" x 7' 10" (3.60m x 2.40m)

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: D
Tenure: Freehold

Floor Plan

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



Ground Floor



First Floor

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

