



Overhill Road,
Burntwood, WS7 4SU

Offers in the Region Of £274,000

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NO ONWARD CHAIN Welcome to Overhill Road, a deceptively spacious and immaculately presented three bedroom family home situated on a sought after estate in Burntwood/Hammerwich borders.

An internal inspection reveals a welcoming entrance porch, inviting hallway, spacious family living room, stunning kitchen with freshly painted units, new flooring and worktops. The ground floor also boasts a bathroom, additional dining area, versatile sitting room/bedroom three and plenty of useful storage spaces.

Stairs lead to the first floor where the property features two large double bedrooms both with eaves storage.

Outside is a wonderful manicured garden perfect for any growing family and to the fore is a multi vehicle driveway with ample parking and access to a single garage.

Amenities nearby include highly regarded local schools, shops and easily accessible transport links.







Property Specification

Porch

Hall 5.53m (18'2") x 2.51m (8'3")

Living Room 5.21m (17'1") max x 3.78m (12'5")

Dining Area 2.86m (9'5") x 2.74m (9')

Kitchen 4.14m (13'7") x 3.20m (10'6")

Bedroom 3/Additional Sitting Room 3.82m (12'6") x 3.69m (12'1")

Bathroom 2.53m (8'4") max x 2.00m (6'7")

Pantry 1.40m (4'7") x 0.73m (2'5")

Garage 5.30m (17'5") x 2.67m (8'9")

Landing

Bedroom 1 5.42m (17'9") x 3.65m (12')

Bedroom 2 4.41m (14'6") x 3.04m (10')

Agent's Note:

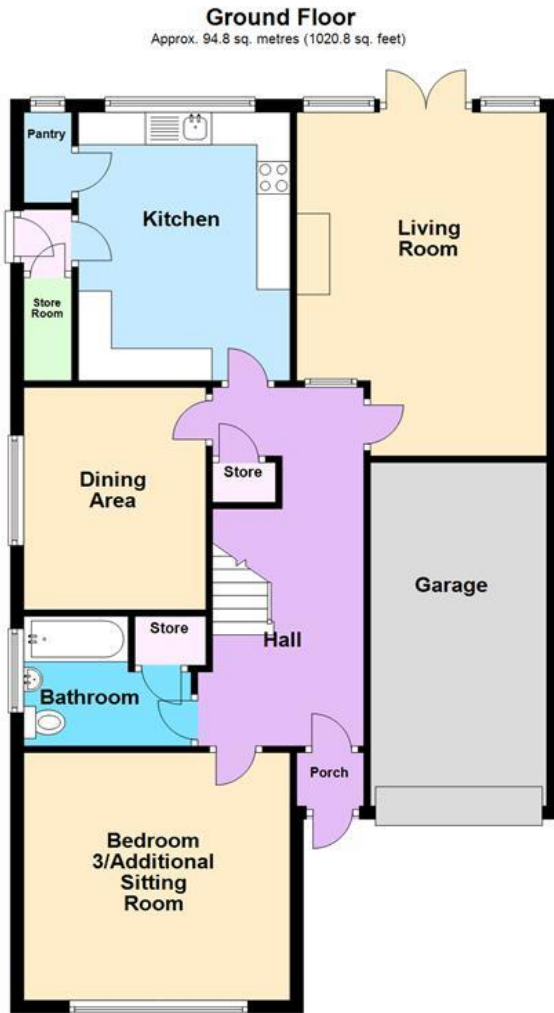
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

