PAUL CARR Estate Agents Sales & Lettings

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Wilkinson Close, Burntwood, WS7 9LN

Offers in the Region Of £465,000

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Situated on the popular Hunslet Estate in Burntwood, this impressive four-bedroom detached family home offers spacious and versatile accommodation, an attractive modern finish and a desirable location surrounded by plenty of open greenery.

The property is offered for sale with no onward chain, making it an excellent opportunity for buyers looking for a straightforward move. Internally, the accommodation provides a welcoming entrance, a generous lounge, dining room and a superb modern kitchen/breakfast room finished to a high specification, ideal for both everyday family life and entertaining. There is also a useful utility room, wet room and a versatile sitting room/office, providing excellent flexibility for modern living.

To the first floor are four bedrooms, including a generous master bedroom with en-suite facilities, together with a family bathroom. The layout offers excellent versatility for a growing family, guests or those working from home. Externally, the property benefits from a garage and driveway, together with attractive outdoor space and the surrounding open greenery that makes the Hunslet Estate such a popular residential location.

The property is conveniently positioned for local amenities and is close to well-regarded primary schools including Fulfen Primary School and Highfields Primary School, while Burntwood town centre and its wider range of shops and facilities are also within easy reach. A beautifully presented four-bedroom detached home, combining high-quality modern accommodation, a sought-after location and the considerable advantage of no onward chain.

















































Property Specification

Hallway

Living Room 16' 2" x 13' 8" (4.93m x 4.17m)

Dining Room 10' 7" x 10' 5" (3.23m x 3.17m)

Conservatory 14' 6" x 10' 5" (4.42m x 3.17m)

Breakfast Kitchen 17' 7" x 10' 8" (5.36m x 3.25m)

Utility Room 6' 9" x 5' 4" (2.06m x 1.63m)

Wet Room 6' 9" x 4' 9" (2.06m x 1.45m)

Sitting Room/Office 15' 7" x 7' 10" (4.75m x 2.40m)

Landing

Bedroom One 13' 4" x 12' 6" (4.06m x 3.81m)

En Suite Shower Room

Bedroom Two 13' 4" x 7' 9" (4.06m x 2.36m)

Bedroom Three 9' 2" x 9' 0" (2.80m x 2.74m)

Bedroom Four 6' 11" x 9' 0" (2.10m x 2.74m)

Bathroom

Garage

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
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:

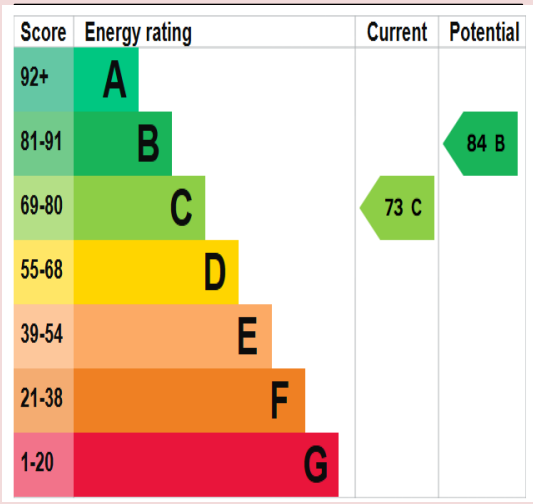
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Floor Plan

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



Energy Efficiency Rating



Map Location

