



## Princess Street

Burntwood, WS7

**£440,000**

### DESCRIPTION

A property fit for a Princess!... Or Prince, or anyone in between looking for a beautifully presented, sizeable property with a stunning garden and plot to match! This exceptional four double bedroom detached property on Princess Street in the always popular town of Burntwood comes to the market with an extensive range of attractive features, ranging from the large driveway with garage, to the truly generous living space throughout and beautiful rear garden with colourful, mature shrubs and trees throughout with its own ornamental pond with waterfall features. Whichever floor you're on, there is no shortage of space, with the ground floor comprising a front-to-back living/dining room with exposed brick feature fireplace, contemporary kitchen, fabulous conservatory and downstairs shower room. To the first floor is a bright, spacious landing with four excellent double bedrooms accessed off and a contemporary family bathroom. Spacious accommodation from top to bottom? A stunning and sizeable plot with paradise-like garden? Plenty of off road parking with a garage? Immaculate presentation? This property really does tick the boxes from start to finish, so we are expecting this to be popular. Call us at your earliest convenience to book your viewing and avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

A front facing UPVC double glazed exterior door sits beside a front facing UPVC double glazed window and opens to an entrance hall, fitted with a radiator and useful under stairs storage cupboard.

### LIVING ROOM 25' 9" (max into bay) x 12' 0" (7.85m (max into bay) x 3.66m)

A spectacular living room is fitted with a front facing UPVC double glazed bay window, two radiators and a fireplace with exposed brick surround and tiled hearth beneath. Steps lead up to a recess providing access through to the dining area. The living room also benefits from air conditioning.

### DINING AREA 12' 3" x 11' 9" (3.74m x 3.58m)

The dining area is fitted with a radiator, rear facing UPVC double glazed exterior doors leading out to the garden and a side facing UPVC double glazed window looking through to the conservatory.

### BREAKFAST KITCHEN 15' 2" x 10' 8" (4.62m x 3.26m)

Another impressive room, this contemporary breakfast kitchen is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl sink with chrome mixer tap is set into the granite effect work surface. There is an integrated Samsung double oven with matching Samsung four ring induction hob set into the work surface. There is also a built in refrigerator, tiled floor and contemporary wall mounted radiator as well as side and rear facing UPVC double glazed doors leading out to the conservatory and side access passageway and a rear facing UPVC double glazed window looking through to the conservatory.



### SIDE ACCESS PASSAGEWAY

A gate opens from the driveway to the side access passageway, fitted with a tiled floor, electricity points and cover over whilst further doors provide access to the kitchen and rear garden.

### CONSERVATORY 18' 6" x 15' 4" (5.65m x 4.68m)

A stunning addition to the rear of the property, the conservatory is constructed of a low level brick base with side and rear facing UPVC double glazing looking out to the garden. There is also a radiator, tiled floor and further side facing UPVC double glazed window looking through to the dining area. Window hatches within the roof of the conservatory allow for more light and airflow to the room.

### LANDING

A staircase leads up to the bright and spacious first floor landing, fitted with a front facing UPVC double glazed window and loft access hatch.

### MASTER BEDROOM 12' 9" (max into robes) x 12' 0" (3.88m (max into robes) x 3.66m)

A very generous Master bedroom is fitted with a contemporary radiator, front facing UPVC double glazed window and almost full width built in wardrobes with mirror fronted sliding doors.

### BEDROOM TWO 10' 7" x 9' 8" (3.23m x 2.94m)

A second double bedroom is fitted with a contemporary radiator and rear facing UPVC double glazed window.

### BEDROOM THREE 13' 8" (max into robes) x 8' 5" (4.16m (max into robes) x 2.56m)

A third double bedroom is fitted with full width built in wardrobes, a contemporary radiator and rear facing UPVC double glazed window.

### BEDROOM FOUR 10' 6" x 8' 7" (3.21m x 2.62m)

A fourth double bedroom is fitted with a contemporary radiator and front facing UPVC double glazed window.



## BATHROOM

Equally as modern as the rest of the house, the bathroom is fitted with a white suite comprising a low level flush WC, wash-hand basin with chrome mixer tap, panelled bath also with chrome mixer tap and jacuzzi style jets along with a bidet. The walls are fully tiled whilst there is a wall mounted contemporary radiator, laminate wood effect flooring, rear facing UPVC double glazed window and a useful storage cupboard for towels and toiletries.

## EXTERIOR

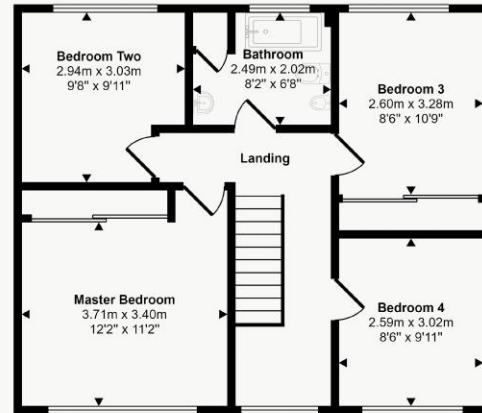
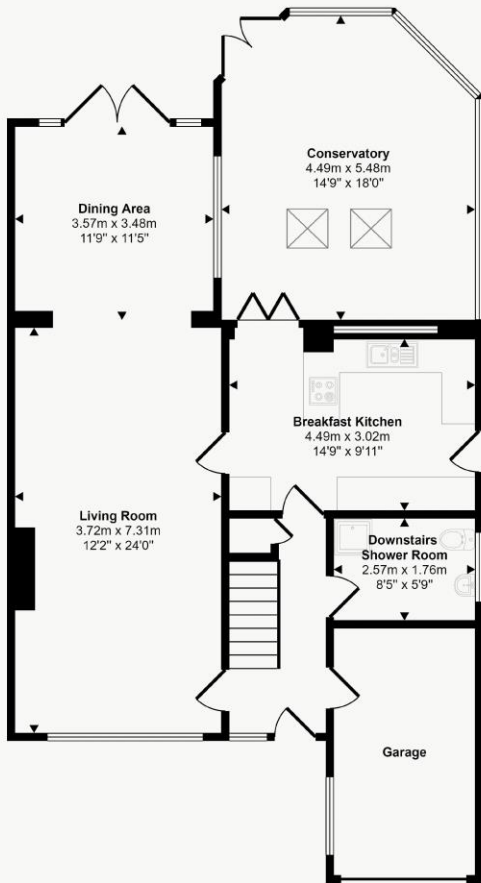
The garden is what quite literally sets this property apart from the rest! Sitting on a large and attractive plot, with a tarmac driveway to the front providing off road parking for multiple vehicles, whilst to the rear is an impeccably maintained and substantial rear garden, laid mainly to lawn with a colourful range of mature shrubs and trees throughout. Accessed off the conservatory is a slab paved area ideal for sitting and enjoying the sunshine. Halfway up you will find an ornamental pond, again surrounded by an impressive range of colourful shrubs and trees. Beyond this, the lawn continues, with a generous outbuilding in one far corner with a tiled floor, sink, lighting and power and large animal enclosure attached whilst wrapping around to the other corner is a slab paved area housing a separate large garden shed, again fitted with power and lighting and being ideal for storing bikes, lawnmowers and garden equipment as well as having a work bench currently set up at one end whilst a greenhouse also sits on a slab paved base adjacent.







Approx Gross Internal Area  
163 sq m / 1755 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold **Local Authority & Council Tax Band:** / D **Services:** We understand the property to be connected to mains gas, electricity, water and drainage.

**Please Note:** These particulars are produced in good faith and as such do not constitute an offer or a contract nor do they form part of an offer or a contract. No person within Andrew Downing-Booth Estate Agents has any authority to make or give representation or warranty on any property. None of the services or appliances to the property have been tested so prospective purchasers should satisfy themselves as to the adequacy prior to committing themselves to the purchase of the property.

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