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**Bird Grove | Burntwood | WS7 3AB**

**Asking Price £230,000**

 **Webbs**  
estate agents



## Summary

Welcome to 4 Bird Grove, a beautifully presented two-bedroom semi-detached home located in a sought-after residential area of Burntwood. Nestled in a quiet cul-de-sac, this property offers contemporary living with a warm and welcoming feel, ideal for first-time buyers, young families, or those looking to downsize.

The ground floor features a spacious lounge/diner, perfect for relaxing or entertaining, with plenty of natural light and direct access to the rear garden. The modern kitchen is fitted with sleek units and quality appliances, providing both style and functionality.

Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. Outside, the property benefits from a private rear garden and off-road parking. Giving easy access to Chasewater County Park, local shops and amenities within a short distance.

EARLY VIEWING ADVISED TO AVOID DISAPOINTMENT

## Key Features

- STUNNING MODERN SEMI DETACHED HOME
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- MODERN KITCHEN
- GUEST WC
- TWO DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE DINER
- IDEAL FOR CHASEWATER COUNTY PARK
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### MODERN KITCHEN

8'8" x 6'3" (2.66 x 1.92)

### SPACIOUS LOUNGE DINER

14'11" x 12'11" (4.57 x 3.94)

### LANDING

### BEDROOM ONE

12'11" x 9'3" (3.94 x 2.83)

### BEDROOM TWO

12'11" x 8'5" (3.94 x 2.57)

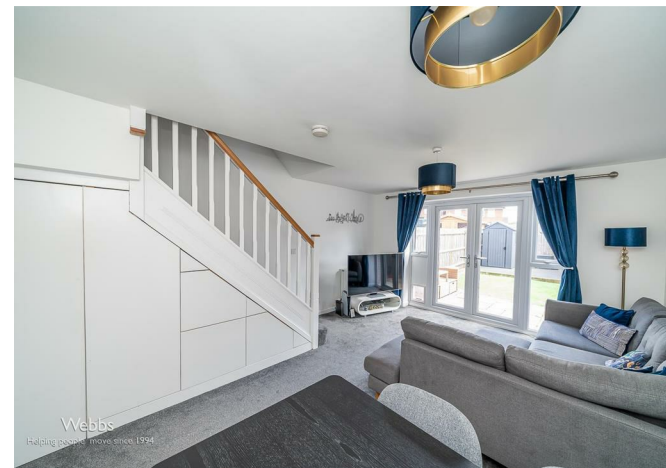
### BATHROOM

6'3" x 5'8" (1.92 x 1.75)

### LANDSCAPED REAR GARDEN

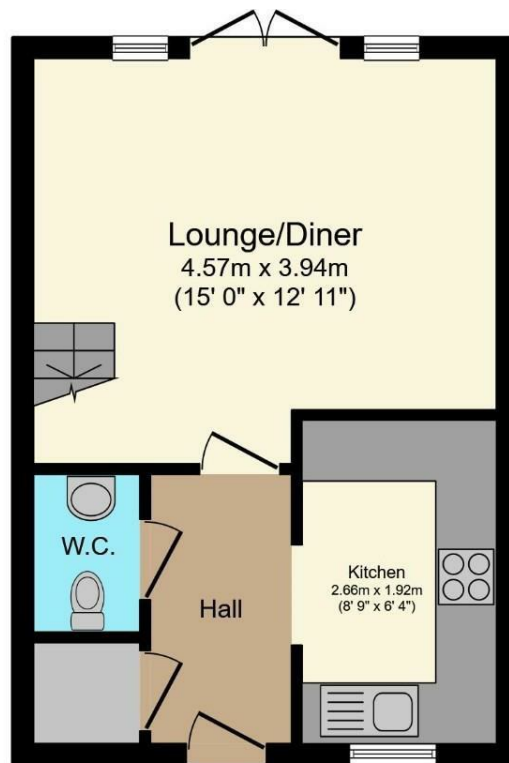
### ALLOCATED PARKING SPACES

### Identification checks - C

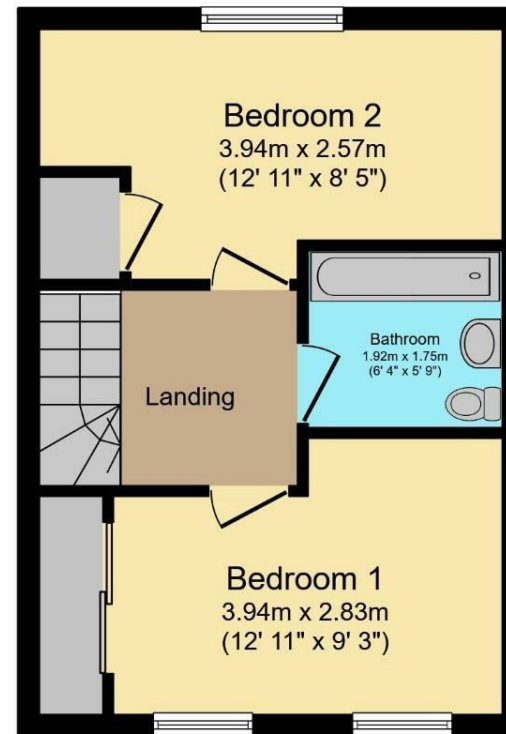








**Ground Floor**

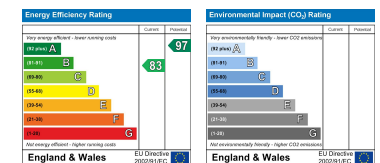


**First Floor**

Total floor area 61.8 sq.m. (665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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