



**Ruston Road | Burntwood | WS7 3RU**  
**Offers Over £310,000**





## Summary

**\*\* MODERN DETACHED HOME \*\* THREE GENEROUS BEDROOMS \*\* STUNNING KITCHEN DINER \*\* UTILITY AND GUEST WC \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR CHASEWATER COUNTY PARK \*\* EN-SUITE AND DRESSING ROOM TO MASTER \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a modern, very well-presented detached home on a sought-after modern development in Burntwood, easy access to schools, transport links, local shops, amenities and only a short distance away from Chasewater County Park.

In brief consisting of entrance, a spacious lounge leading to the stunning open-plan kitchen dining and family space with walk-in bay and French doors to the rear garden.

To the first floor there are three generous bedrooms, a family bathroom, the master bedroom has a dressing area and en-suite shower room, externally the property has an enclosed rear garden with ample off-road parking via garage and driveway.

VIEWING STRONGLY ADVISED

## Key Features

- MODERN DETACHED HOME
- SOUGHT AFTER MODERN RESIDENTIAL ESTATE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SPACIOUS LOUNGE
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- GOOD SCHOOLS AND TRANSPORT LINKS
- STUNING KITCHEN, DINING AND FAMILY ROOM
- DRESSING AREA AND EN-SUITE SHOWER ROOM TO MASTER
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE

### LOUNGE

17'4" x 13'5" (5.30 x 4.10)

### OPEN PLAN KITCHEN, DINING AND FAMILY SPACE

17'5" x 12'5" (5.31 x 3.80)

### UTILITY

4'11" x 4'11" (1.50 x 1.50)

### GUEST WC

### LANDING

### BEDROOM ONE WITH DRESSING AREA

11'10" x 8'10" (3.62 x 2.70)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

11'10" x 10'2" (3.62 x 3.10)

### BEDROOM THREE

10'9" x 6'7" (3.30 x 2.02)

### FAMILY BATHROOM

### SINGLE GARAGE

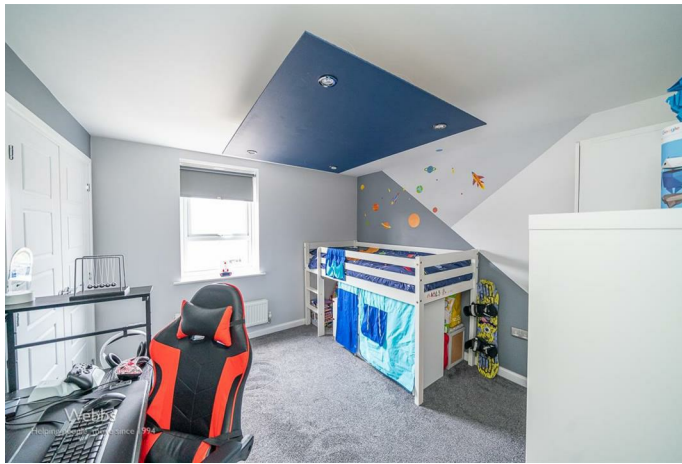
16'9" x 8'11" (5.12 x 2.72)

### ENCLOSED REAR GARDEN

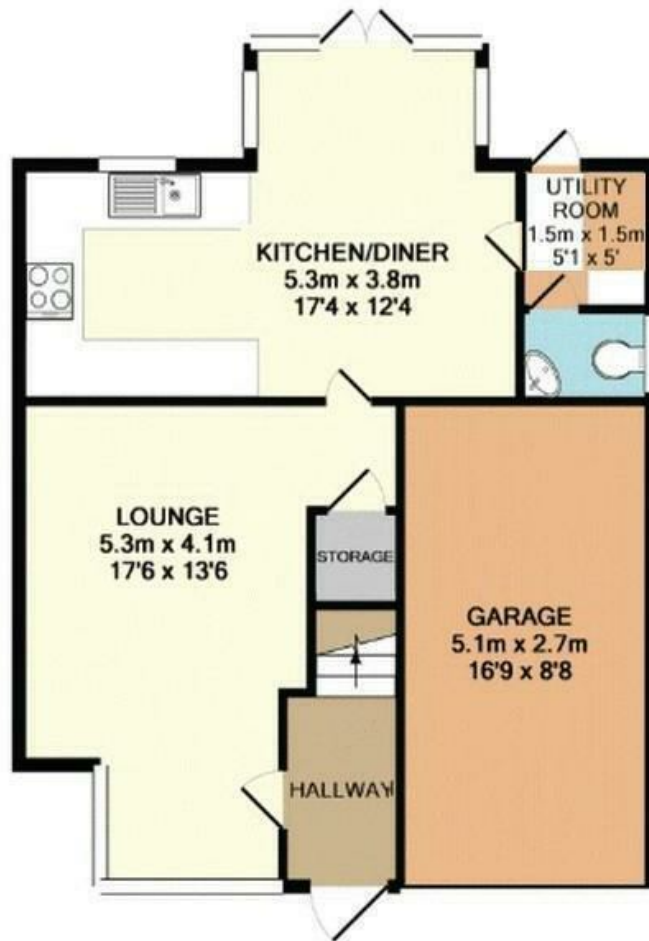
### DRIVEWAY TO FRONT

### Identification checks - C



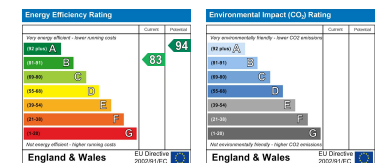






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