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

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estate agents

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
- STUNNING 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

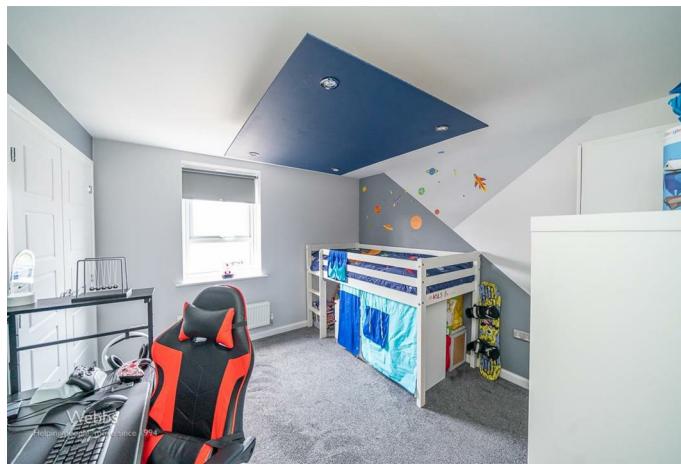
16'9" x 8'11" (5.12 x 2.72)

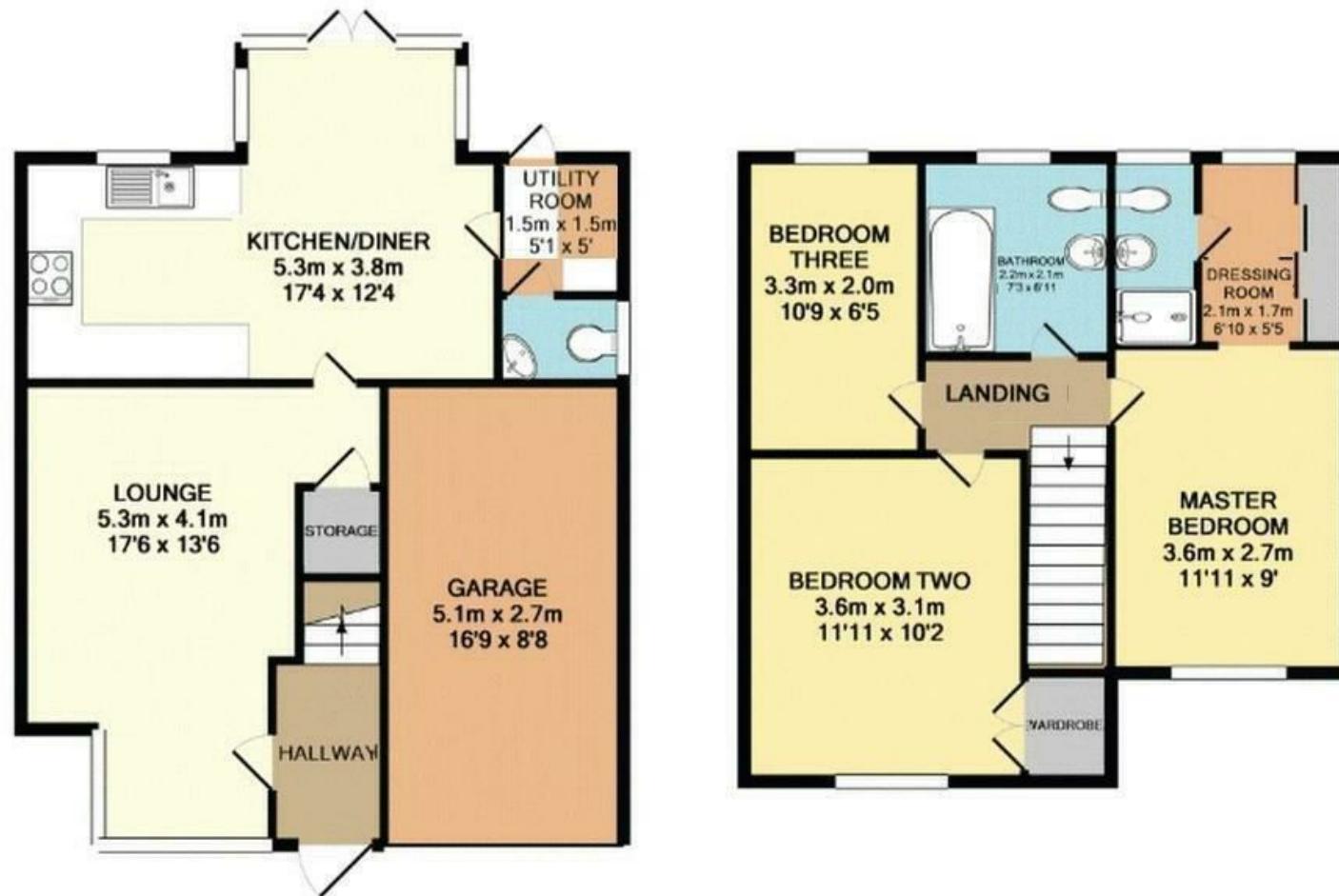
ENCLOSED REAR GARDEN

DRIVEWAY TO FRONT

Identification checks - C







FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	94	Very environmentally friendly - lower CO ₂ emissions	
91-90	83	91-90	
81-80	C	81-90	
71-80	D	71-80	
61-70	E	61-70	
51-60	F	51-60	
41-50	G	41-50	
All energy efficient - lower running costs		All energy efficient - lower CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbsestateagents.co.uk