



Cranfield Road,
Burntwood, WS7 2DQ

Offers in the Region Of £350,000

Burntwood

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ENVIABLE CORNER POSITION* *CUL-DE-SAC Welcome to Cranfield Road, a superb corner plot bungalow situated in a quiet cul-de-sac in the ever popular Burntwood area.

Internally this fantastic property features an inviting entrance porch, welcoming hallway, extended kitchen with plenty of space for appliances, large open living space with separate dining room and also an office/store room. There are two generous bedrooms with great storage space, a bathroom with separate bath and shower and also a utility room.

To the fore is a multi vehicle driveway and garage accessible externally and internally. The main garden is privately enclosed and easy to maintain but has excellent potential for any keen gardener.

Nearby amenities include a handful of shops, a pharmacy, easily accessible bus routes and a selection of country pubs close by.

Lichfield City Centre is around 15 minutes drive or 30 minutes by bus. This extended bungalow needs to be viewed to be fully appreciated.. **CALL NOW!!!**







Property Specification

CORNER PLOT
EXTENDED CONSIDERABLY
EXCELLENT LIVING SPACE
TWO GENEROUS BEDROOMS
BATHROOM AND GUEST W/C

Porch

Hall 4.24m (13'11") max x 2.29m (7'6")

WC

Bedroom 2 3.31m (10'10") x 2.84m (9'4")

W

Bathroom 2.89m (9'6") x 2.24m (7'4")

Bedroom 1 4.43m (14'6") x 3.31m (10'10")

W

Kitchen 5.47m (17'11") x 3.13m (10'3")

Garage 6.38m (20'11") x 3.00m (9'10")

Living Room 4.92m (16'2") x 3.61m (11'10")

Dining Room 4.92m (16'2") x 2.58m (8'6")

Utility Room 3.27m (10'9") x 2.72m (8'11")

Office 3.29m (10'10") x 3.00m (9'10")

Viewer's Note:

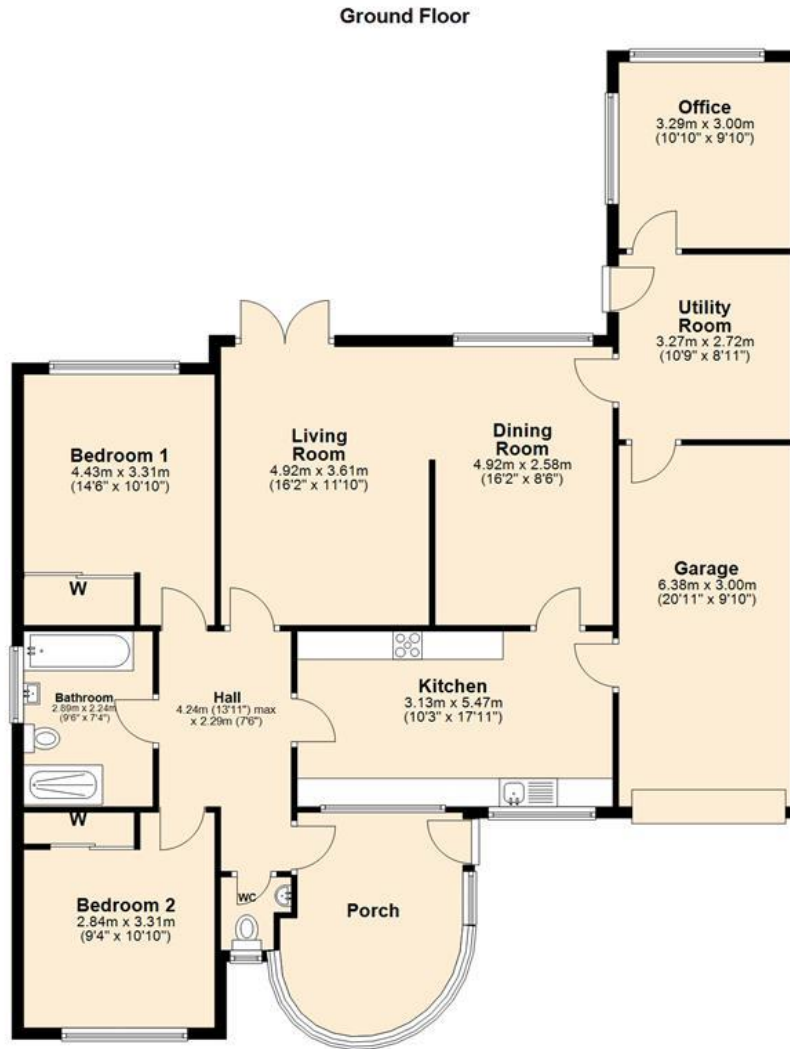
Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

