



Park Road,  
Burntwood, WS7 0EE

**Offers in the Region Of £270,000**

## Burntwood

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Paul Carr Estate Agents are pleased to offer this lovely semi detached bungalow in a great spot in a cul de sac.

This lovely bungalow is approached via the front driveway which can park several cars.

The hallway has a built in cupboard off and a door leading to the good sized lounge.

Continuing through is a fitted breakfast kitchen with a range of wall and base units, breakfast bar table and door leading to the dining area ideal to entertain in and this leads into the utility.

There are doors leading to the front and rear of the bungalow. There are two nicely proportioned bedrooms that are accompanied by the fully tiled shower room.

To the rear is a superbly kept garden with patio ideal for garden furniture.

**AN INTERNAL VIEWING IS HIGHLY  
RECOMMENDED**





## Property Specification

SEMI DETACHED BUNGALOW  
CUL DE SAC LOCATION  
TWO BEDROOMS  
LOUNGE  
FITTED BREAKFAST KITCHEN

### Hallway

Lounge 18' 0" x 11' 10" (5.48m x 3.60m)

Fitted Breakfast Kitchen 11' 1" x 8' 6"  
(3.38m x 2.59m)

Dining area / Utility 29' 8" x 6' 10" (9.04m x 2.08m)

Bedroom One 12' 3" x 11' 6" (3.73m x 3.50m)

Bedroom Two 9' 0" x 8' 7" (2.74m x 2.61m)

Fully Tiled Shower 6' 5" x 5' 4" (1.95m x 1.62m)

Block Paved Driveway

Rear Garden

Lounge

### Agent's Note:

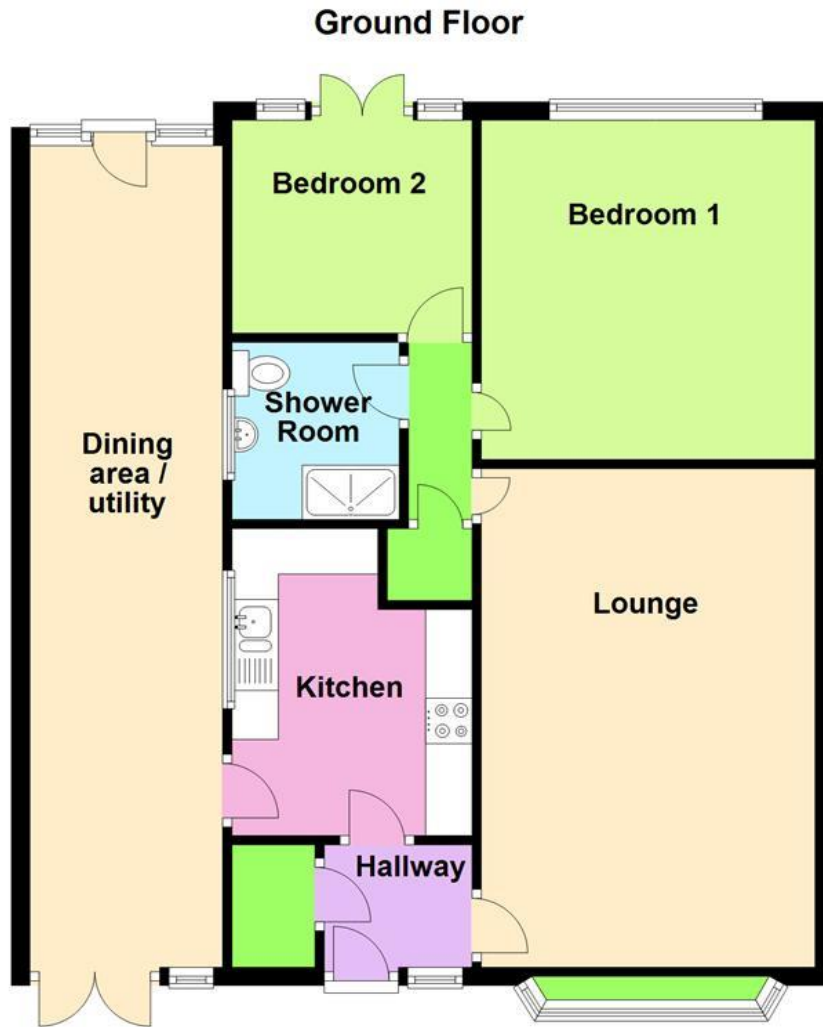
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 18th January 2023

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

