



Park Road,
Burntwood, WS7 0EE

Offers in the Region Of £270,000

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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





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

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

Viewer's Note:

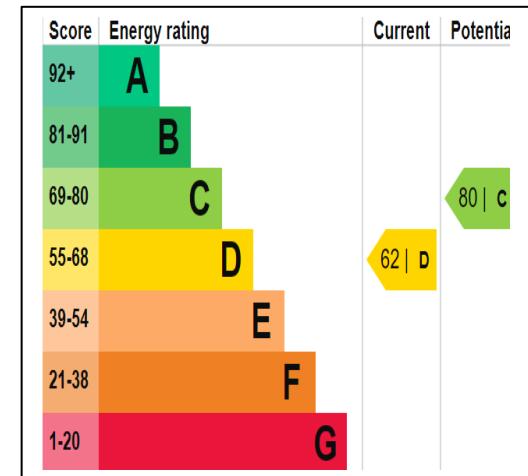
Services connected: Gas, Electric, Water Mains, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

The floor plan illustrates the layout of the Ground Floor. The rooms are color-coded: the Dining area/utility is in light orange, the Shower Room is in light blue, the Kitchen is in pink, the Hallway is in light green, Bedroom 1 is in light green, and Bedroom 2 is in light green. The Lounge is in light orange. The plan shows a central entrance leading into the Hallway, which then opens into the Kitchen. The Kitchen includes a sink, a stove, and a small dining area. To the right of the Kitchen is the Lounge. Above the Lounge are Bedroom 1 and Bedroom 2. Between Bedroom 1 and Bedroom 2 is the Shower Room, which contains a toilet, a sink, and a shower area. The Dining area/utility is located to the left of the central entrance. The overall layout is a single-story home with a central entrance and rooms arranged around it.



Map Location

