



Sedgemoor Avenue,
Burntwood, WS7 0EF

Offers Over £270,000

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Paul Carr Estate Agents are pleased to offer this lovely presented link detached bungalow set behind a block paved driveway with side lawned garden.

A front door leads to the reception/utility with a door leading to the nicely fitted kitchen with a range of units oven/grill and separate induction hob.

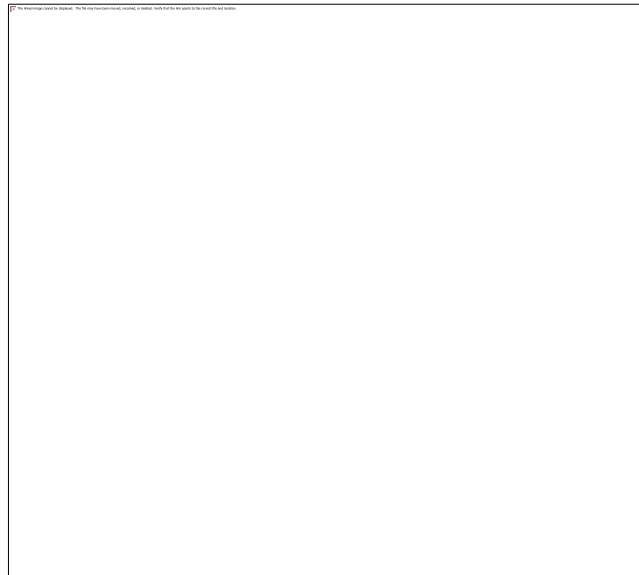
A further door leads to the good sized lounge which is ideal to relax and entertain in. There is an inner hallway which leads to the three bedrooms, the second bedroom is currently being used as a dining room and third being used as a dressing room.

There is a modern shower room with a three piece suite.

To the rear is a landscaped garden with astro turf. Decked patio ideal for garden furniture.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED





Property Specification

LINK DETACHED BUNGALOW
THREE BEDROOM
LOUNGE
FITTED KITCHEN
SHOWER ROOM

Reception/Utility 14' 1" x 8' 10" (4.29m x 2.69m)

Kitchen 7' 10" x 6' 9" (2.39m x 2.06m)

Lounge 17' 7" x 10' 11" (5.36m x 3.32m)

Bedroom One 12' 11" x 9' 7" (3.93m x 2.92m)

Bedroom Two / Dining Room 11' 10" max x 8' 8"
(3.60m x 2.64m)

Bedroom Three / Dressing Room 11' 10" x 5' 7"
(3.60m x 1.70m)

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

Landscaped Garden

Block Paved Driveway

Agent's Note:

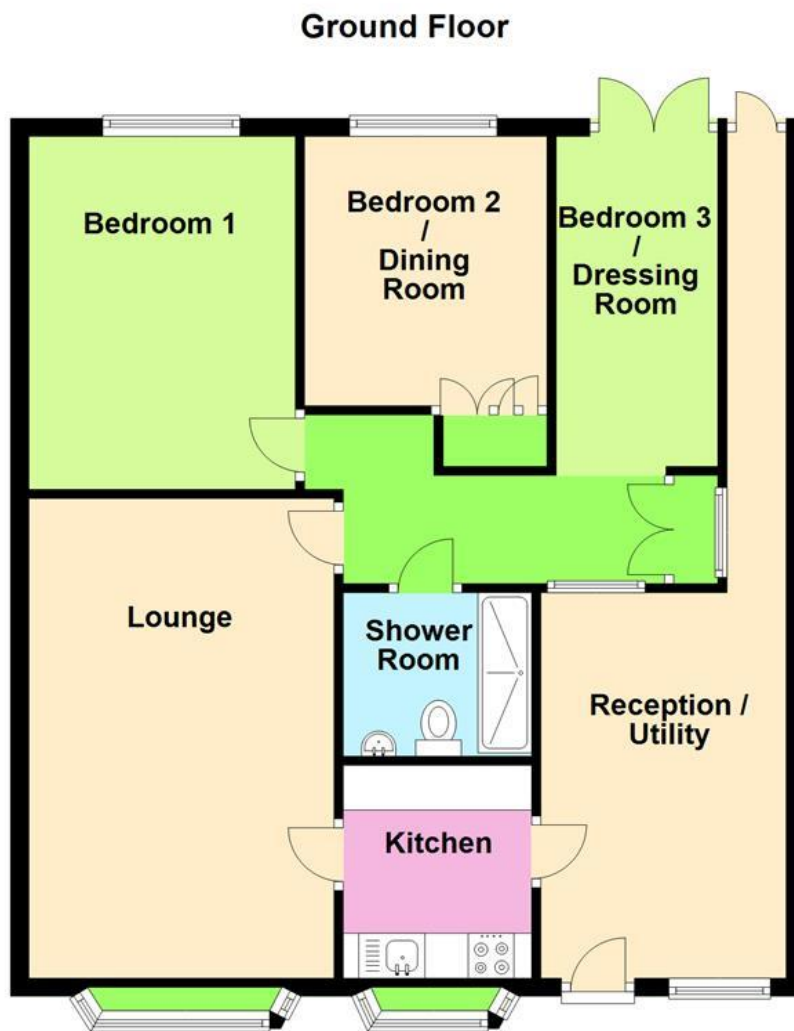
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10.02.23

Viewer's Note:

Services connected: Gas, Electric, Water Mains, Drainage
Council tax band: C
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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

