



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.*

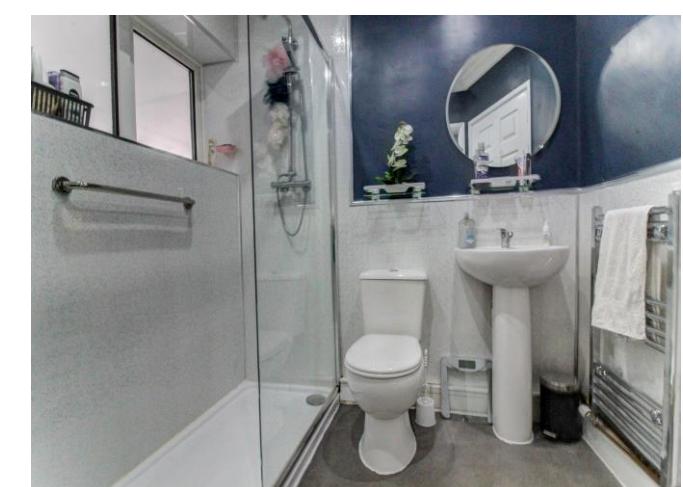
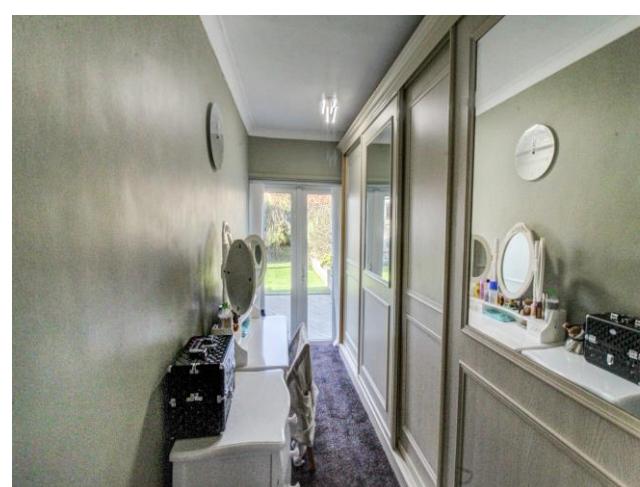
*A front door leads to the reception/utility with a door leading to the nicely fitted kitchen with a range of units oven/grill and separate induction hob.*

*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**





### 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

### 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**

### Viewer's Note:

Services connected: Gas, Electric, Water Mains, Drainage

Council tax band: C

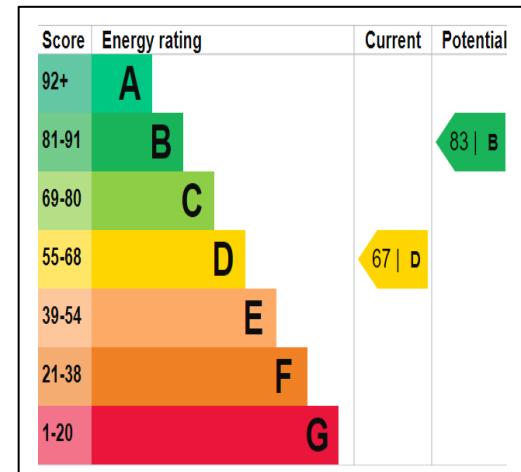
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

