



Park Road,  
Burntwood, WS7 0EE

**Offers in the Region Of £215,000**



## Burntwood

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Paul Carr Estate Agents are delighted to bring to market this two bedroom link detached bungalow in need of modernisation situated in a popular residential area in Burntwood.

The property comprises a spacious sitting room, kitchen, two generous bedrooms, shower room, useful garage perfect for storage and lastly a utility room.

Outside is a privately enclosed rear garden and to the fore is a multi vehicle driveway. Nearby are a variety of local shops and easily accessible transport links.

Offered for sale with the rare benefit of NO ONWARD CHAIN, this property could be the perfect project for you!!





## Property Specification

NO ONWARD CHAIN  
SOUGHT AFTER LOCATION  
SPACIOUS SITTING ROOM  
KITCHEN  
SHOWER ROOM

Living Room 5.39m (17'8") max x 3.40m (11'2")

Kitchen 2.60m (8'6") x 2.41m (7'11")

Garage

Utility Room 3.83m (12'7") x 1.41m (4'8")

Inner Hallway

Bedroom 1 4.20m (13'9") x 2.92m (9'7")

Bedroom 2 3.21m (10'6") x 2.48m (8'2")

Shower Room

### 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: 29.06.23

### Viewer's Note:

Services connected: Gas, Electric, Water, 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		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

