



Hill Lane,
Burntwood, WS7 1LS

Offers in the Region Of £260,000

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Welcome to Hill Lane, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fabulous bungalow located on a quiet cul-de-sac in Burntwood.

Internally the bungalow reveals a side passage, perfect for storage and a utility space with a doorway leading into the modern, well maintained kitchen, equipped with a breakfast bar. The living area is spacious, thanks to a rear extension on the bungalow which adds additional space to the lounge and kitchen. The living area also overlooks the charming rear garden, with patio doors, ideal for the summer months. The bungalow has two good sized bedrooms both with fitted wardrobes. The family bathroom is modern, with a shower cubicle, heated towel rail, wash basin and WC. There was a new boiler fitted in the bungalow back in February 2025, which is ideal for those looking for a 'ready to move into' property!

Externally there is a lovely rear garden, with a decking area, grassed space, and shed (ideal for additional storage.)

To the fore of the property there is a multi vehicle driveway. and a low maintenance gravelled front garden. If you think Hill Lane could be the one for you, then contact us to arrange a viewing.

This is not one to miss!!





Property Specification

BUNGALOW WITH NO ONWARDS CHAIN!
TWO BEDROOMS
POPULAR CUL-DE-SAC LOCATION
MODERN KITCHEN WITH BREAKFAST BAR
AMPLE STORAGE

Side Passage 7.79m (25'7") x 2.16m (7'1")

Kitchen 3.63m (11'11") x 3.11m (10'2")

Lounge/Diner 6.31m (20'8") x 3.44m (11'3")

Hall 3.11m (10'2") x 2.08m (6'10")

Bedroom 1 3.73m (12'3") x 2.73m (8'11")

Bedroom 2 2.83m (9'3") x 2.79m (9'2")

Bathroom 3.11m (10'2") x 2.55m (8'4")

Agent's Note:

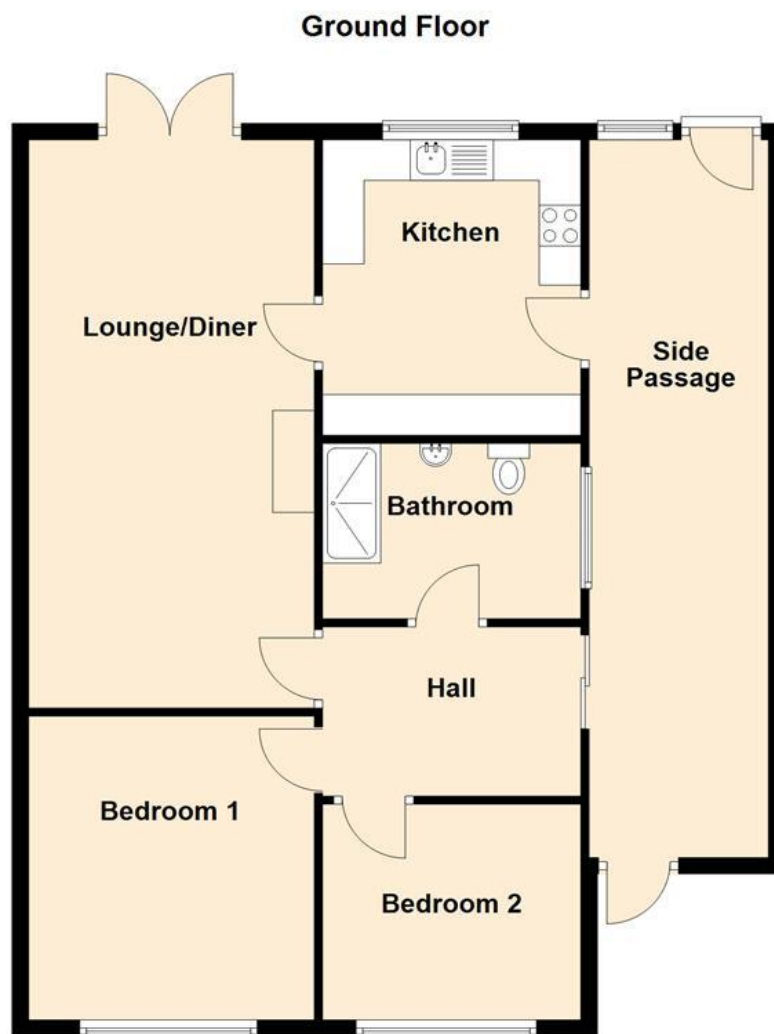
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

Viewer's Note:

Services connected: Gas, Electric, Water, 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

**New
Instruction
Awaiting
E.P.C.**

Map Location

