



Trent Close,  
Burntwood, Church Farm Estate, WS7 9JH

Offers in the Region Of £310,000

## Offers in the Region Of £310,000



**\*SOUGHT AFTER CHURCH FARM ESTATE\***

A very rare opportunity to purchase a wonderful two bedroom bungalow in a corner position situated in a quiet cul-de-sac on the ever popular Church Farm Estate in Burntwood.

Within walking distance to local shops, bus stops and a short commute into Lichfield this wonderful bungalow is filled with potential and has NO ONWARD CHAIN.

Internally you have an inviting entrance hall, guest w/c, shower room, two generous bedrooms, large lounge diner and also a kitchen. There is ample storage throughout the property and also a garage accessible front and rear.

Outside is a garden space perfect for any keen gardener and to the fore is a multi vehicle driveway and front garden.

The area itself has plenty of amenities with lots of open greenery whilst still having pubs, bars and leisure facilities nearby.

**CALL NOW TO VIEW!!**





## Property Specification

FANTASTIC CUL-DE-SAC LOCATION  
TWO BEDROOMS  
SPACIOUS LIVING ROOM  
SHOWER ROOM  
EXCELLENT POTENTIAL TO IMPROVE

Porch 1.31m (4'4") x 1.17m (3'10")

Hall 5.47m (17'11") x 2.21m (7'3")

WC 2.36m (7'9") x 0.96m (3'2")

Shower Room 2.47m (8'1") x 2.00m (6'7")

Bedroom 2 3.14m (10'4") x 2.85m (9'4")

Living Room 5.81m (19'1") x 3.41m (11'2")

Store

Bedroom 1 4.31m (14'2") x 3.43m (11'3")

Store

Kitchen 3.75m (12'4") x 3.62m (11'11") max

Garage 5.20m (17'1") x 2.55m (8'4")

### Agent's Note:

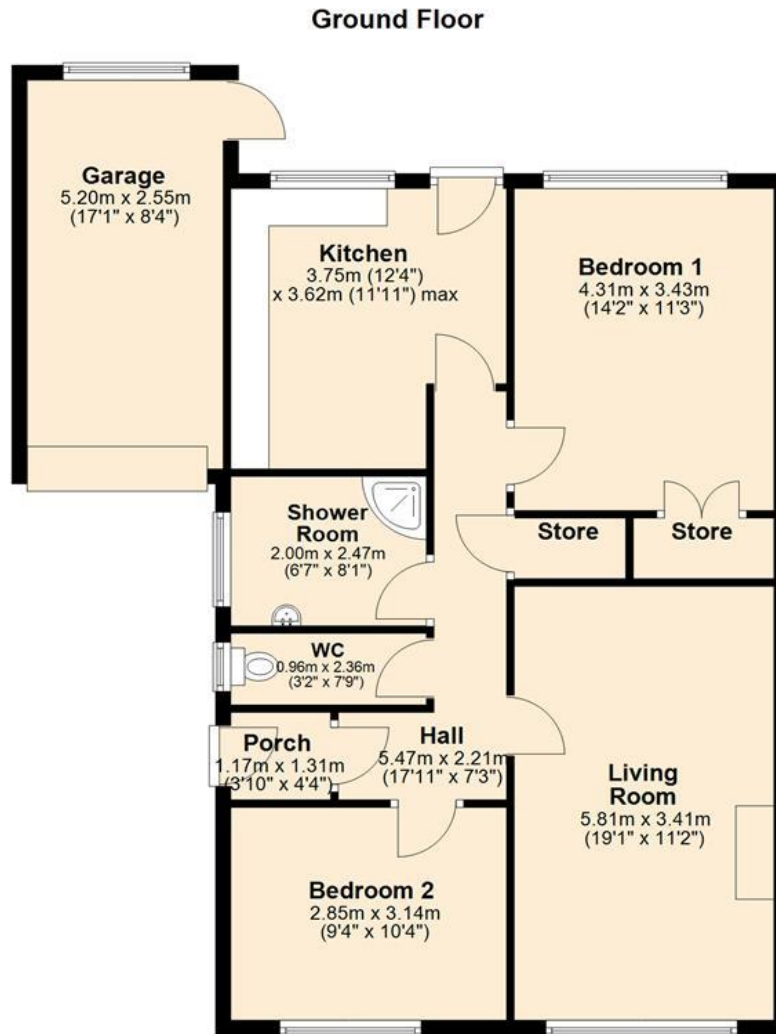
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:

# 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

