



Ferndale Close  
Burntwood, WS7 4US

Offers in Excess of £220,000

# Burntwood

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Viewing is absolutely essential on this semi detached bungalow situated in a highly desirable cul-de-sac location.

The property is offering three excellent sized bedrooms with two on the ground floor which overlook the front garden, and one to the first floor, a modern shower room which has only recently been refitted, a beautifully presented and cosy living room with feature fireplace and French doors leading into the garden, and a thoughtfully extended kitchen breakfast room with a comprehensive range of units.

There are stairs from the living room to the first floor bedroom which is super versatile and has the added benefit of eaves storage.

Outside is a spacious drive and garage, the rear garden has been neatly manicured with newly laid patio, lawn, and flower borders.

This is a beautiful bungalow in a lovely location and would make a fantastic home.





## Property Specification

HIGHLY SOUGHT AFTER SEMI DETACHED BUNGALOW  
BEAUTIFULLY PRESENTED ACCOMMODATION  
THOUGHTFULLY EXTENDED KITCHEN BREAKFAST ROOM  
THREE GENEROUS BEDROOMS  
VERSATILE BEDROOM THREE

### Entrance Hall

2.70m (8'10") x 1.16m (3'10")

### Bedroom 2

3.12m (10'3") max x 2.48m (8'2") max

### Bedroom 1

4.36m (14'3") max x 3.10m (10'2") max

### Shower Room

2.19m (7'2") max x 1.71m (5'7") max

### Living Room

5.45m (17'11") x 3.62m (11'11") max

### Kitchen/Breakfast Room

6.22m (20'5") x 2.46m (8'1")

### Bedroom 3

5.11m (16'9") x 4.01m (13'2")

### Eaves

### 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: 4th December 2020

### Viewer's Note:

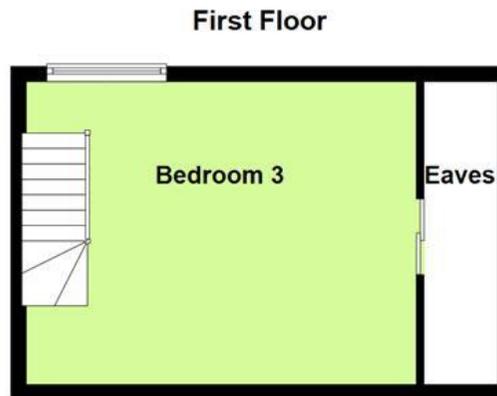
Services connected: Gas, Electricity, Water & Drainage

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

