



**Connells**

Two Oaks Avenue  
Burntwood



### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, a double glazed window to the side aspect, stairs to the first floor, radiator, ceiling light point, laminate flooring and door to lounge

#### Lounge

10' x 14' 11" ( 3.05m x 4.55m )

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to kitchen/ diner

#### Kitchen

13' 10" x 8' 11" ( 4.22m x 2.72m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink/drainer, oven with 4 point gas hobs and extractor hood over, plumbing for utility purposes, space for appliances, radiator, two ceiling light points, storage cupboard, vinyl flooring, space for dining furniture, double glazed window to the rear aspect and double glazed French doors to the rear garden





## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point and doors to bedrooms and bathroom

### Bedroom 1

13' x 7' 10" ( 3.96m x 2.39m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 2

10' 11" x 7' 8" ( 3.33m x 2.34m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 3

5' 7" x 8' 11" ( 1.70m x 2.72m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, bath with shower over, radiator, ceiling light point and vinyl flooring

## Outside

### Front

Having a tarmac driveway suitable for multiple vehicles, laid to lawn, paved pathway to front entrance door and gated access to the rear

### Rear

Having a paved patio area, laid to lawn, decking area and a variety of trees and shrubs











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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