



Brooklyn Road, Burntwood, WS7 4SJ

Auction Guide Price £180,000

Auction Guide Price £180,000

3  1  2 

Welcome to Brooklyn Road, a well presented and deceptively spacious three bedroom bungalow situated on the sought after Ridgeway Estate in Burntwood/Hammerwich borders.

An internal inspection reveals a welcoming entrance hall, good sized kitchen with plenty of space for appliances and storage, an open plan style living and dining space, three generous bedrooms and a family bathroom. There is also the useful addition of the versatile garden room/snug that also has access to single garage providing even more storage space.

Outside is a pleasant privately enclosed rear garden with features a lovely sun trap/courtyard space and to the fore of the property is a multi vehicle driveway.

Nearby amenities include a handful of local shops, easily accessible transport links and a variety of open green space for walking.

Offered with no onward chain this bungalow really is a gem that needs to be viewed!!





Property Specification

NO ONWARD CHAIN
SOUGHT AFTER LOCATION
SPACIOUS LOUNGE DINER
GOOD SIZED KITCHEN
GARDEN ROOM/SNUG

Entrance Hall

Living Room 4.01m (13'2") x 3.68m (12'1")

Dining Area 3.71m (12'2") x 2.63m (8'8")

Kitchen 3.79m (12'5") max x 3.17m (10'5")

Garden Room

Garage

Bathroom

Bedroom 1 3.76m (12'4") x 3.46m (11'4")

Bedroom 2 3.33m (10'11") x 3.19m (10'6")

Bedroom 3 4.02m (13'2") 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: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 108.9 sq. metres (1172.5 sq. feet)

Energy Efficiency Rating

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

Map Location

