



Rochester Avenue,
Burntwood, WS7 2DL

Offers in the Region Of £260,000

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Welcome to Rochester Avenue, a superb example of a two bedroom bungalow nestled within a popular area of Burntwood.

Internally the property comprises a welcoming entrance hall, fantastic sized lounge diner, kitchen with space for appliances, two generous double bedrooms and completing the living space is the bathroom.

Outside you will find a lovely rear garden which is easy to maintain. You also have rear & fore access to the garage.

The front of the property has a charming garden and plenty of space for multiple vehicles. Nearby amenities include local shops, doctors surgery and easily accessible transport links.

If you are in the market for a bungalow then Rochester Avenue could be yours today....





Property Specification

BEAUTIFULLY PRESENTED THROUGHOUT
SOUGHT AFTER LOCATION
SPACIOUS LIVING ROOM
RECENTLY REFITTED KITCHEN
SHOWER ROOM

Hall

Living Room 4.67m (15'4") x 3.53m (11'7")

Kitchen

Bedroom 1 4.28m (14') x 3.22m (10'7")

Bedroom 2 3.47m (11'5") x 3.42m (11'3")

Bathroom 2.50m (8'2") x 2.00m (6'7")

Garage 4.67m (15'4") x 2.46m (8'1")

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

