



Chorley Road,  
Burntwood, WS7 2PF

**Offers in the Region Of £450,000**

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Welcome to Chorley Road, a deceptively spacious and charming bungalow situated in Burntwood with Gentleshaw Common and plenty of open greenery right on your doorstep.

Upon entry to the property you are greeted with a covered, gated side passage and carport leading to your entrance porch. From there you have an inviting hallway revealing a welcoming living room, country style kitchen with granite work surfaces, versatile dining area and also a conservatory offering the best of both worlds.

The living accommodation also features three generous bedrooms, a bathroom and also an en suite shower room in the master bedroom. There is ample storage throughout including two separate storage cupboards and fitted wardrobes in two of three bedrooms.

Outside is a well proportioned garden space, perfect for any keen gardener who wants something to put their own stamp on. To the fore is a multi vehicle driveway, front garden and also a useful single garage.

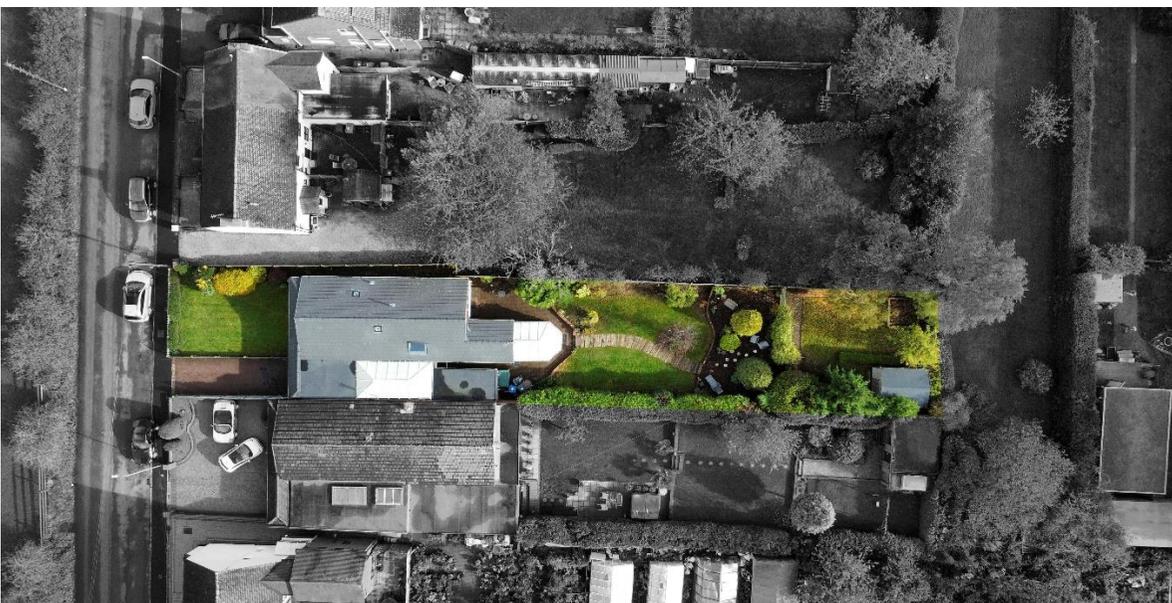
Nearby amenities include a handful of shops, easily accessible bus routes and also close proximity to a variety of country pubs. There really is a sense of semi rural living, but with everything you need right on your doorstep.

Whether it's a family home or single storey living you are looking for, Chorley Road could be the one for you.... CALL NOW TO VIEW!!!









## Property Specification

WELL PRESENTED THROUGHOUT  
THREE BEDROOMS  
THREE RECEPTION ROOMS  
SOUGHT AFTER LOCATION  
SEMI RURAL BUT WITH EASY ACCESS TO AMENITIES

Side Passage 9.90m (32'6") x 4.03m (13'3")

Porch 2.79m (9'2") x 0.91m (3')

Hall

Living Room 4.97m (16'4") x 4.34m (14'3") max

Kitchen 4.12m (13'6") x 2.35m (7'9")

Dining Room 5.05m (16'7") x 2.85m (9'4") max

Conservatory 3.12m (10'3") x 2.74m (9')

Bedroom 1 4.40m (14'4") x 2.97m (9'8")

Bedroom 2 3.44m (11'3") x 2.75m (9')

Bedroom 3 2.68m (8'10") x 2.55m (8'4")

Bathroom 1.95m (6'5") x 1.74m (5'9")

En-suite Shower Room 1.70m (5'7") x 1.68m (5'6")

Garage 5.00m (16'5") x 2.50m (8'2")

### Agent's Note:

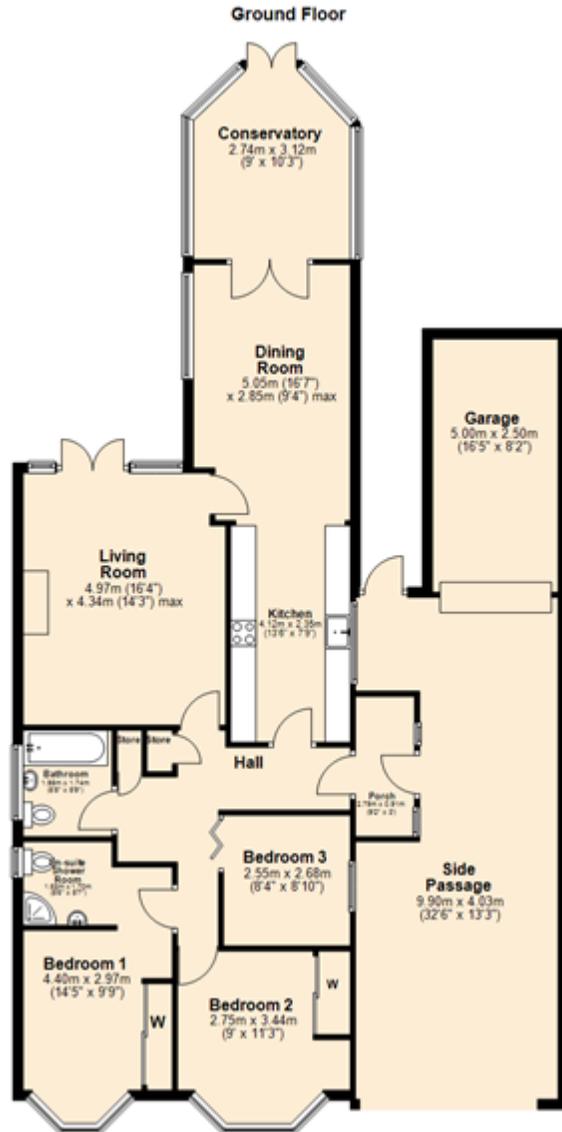
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Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating

# Map Location

