# HUNTERS®

HERE TO GET you THERE



# Park Road

Burntwood, WS7 0EE

Asking Price £310,000



Council Tax: C



- EXTENDED LINK DETACHED BUNGALOW
- SPACIOUS LOUNGE
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- TWO GOOD SIZED BEDROOMS
- FITTED KITCHEN WITH UTILITY AREA
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN WITH BRICK PAVED DRIVE, GARAGE
- AVAILABLE WITH NO UPWARD CHAIN







Hunters Burntwood are pleased to offer For Sale this well presented link, extended link detached bungalow which is available with No Upward Chain. The property which is situated in this popular residential area has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, spacious lounge with feature fireplace, inner hall, fitted kitchen with utility area, two good size bedrooms, bathroom with separate shower cubicle, garage, front garden with driveway parking and enclosed rear garden.

#### HALL

having a sealed unit double glazed front door with adjoining windows to either side, sealed unit double glazed side windows, tiled floor, radiator, opaque window to bathroom and glazed & leaded door to the:-

#### LOUNGE

21'1" x 12'8" (9'5" min) (6.43m x 3.86m (2.87m min)) having a sealed unit double glazed front window, feature stone effect fireplace with inset Living Flame gas fire, marble hearth & back, double panel radiator, telephone point and multi paned door to Bedroom 1 and multi paned double doors to the inner hall:-

#### **BEDROOM 1**

15'0" x 8'11" (4.57m x 2.72m)

having a sealed unit double glazed rear window, double panel radiator, a range of fitted bedroom furniture including double & single wardrobes with hanging rails & shelving, chest of drawers and bedside cabinets,

#### **INNER HALL**

giving access to bedroom 2, kitchen and bathroom.

#### **KITCHEN**

14'8" x 5'9" (4.47m x 1.75m)

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a 1 1/2 bowl stainless steel sink top, space for an electric cooker with a cooker hood above, radiator, ceramic tiled splashbacks, door to the garage and ceramic tiled floor extending to the:

#### **UTILITY AREA**

8'11" x 8'3" (2.72m x 2.51m)

fitted with base and wall mounted units, round edge work surface with inset stainless steel dish bowl, corner display shelving, space for an automatic washing machine, space for a condensing tumble dryer, ceramic tiled splashbacks, radiator, door to the garage, sealed unit double glazed rear window and sealed unit double glazed double doors to the rear garden.

#### **BEDROOM 2**

17'5" x 7'0" (5.31m x 2.13m)

with a sealed unit double glazed rear window, radiator, 2 wall light points and ceiling hatch to the roof space.

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#### **BATHROOM**

11'7" x 6'8" (3.53m x 2.03m)

fitted with a white suite incorporating a panel bath with mixer tap, low flush W.C. shower cubicle with mains shower, pedestal hand basin, ceramic tiled splashback, extractor fan, towel radiator, airing cupboard containing the Worcester Gas combination boiler and shelving, sealed unit double glazed opaque front window and sealed unit double glazed opaque side window.

#### **GARAGE**

14'1" x 8'6" (4.29m x 2.59m)

with glazed entrance doors, light & power points and access to kitchen, a side passage gives access to a further rear utility area.

#### **OUTSIDE**

To the front, the property sits back from the road behind a well presented front garden with brick paved drive and mature shrub boarders alongside. The rear garden is enclosed by fencing and has a paved patio area, cold water tap, external light & power points, a path past the lawned garden with conifers and mature shrub borders to a shed at the rear.









# Road Map

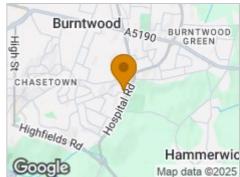
# Popular Popula

Map data @2025

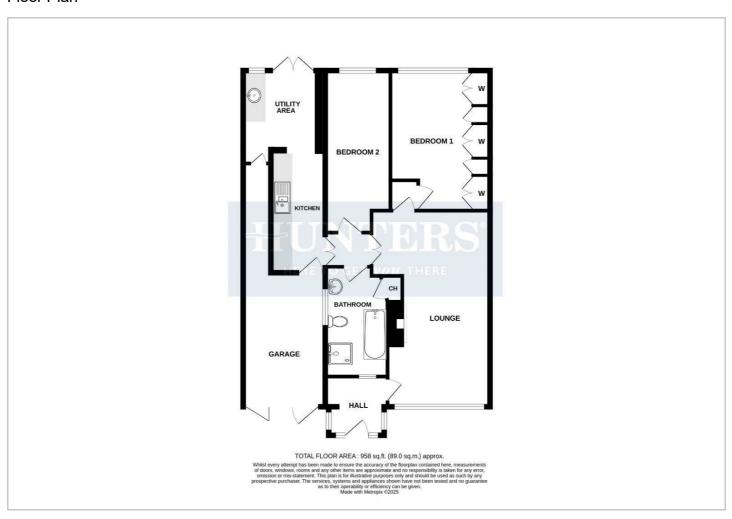
## Hybrid Map



## Terrain Map



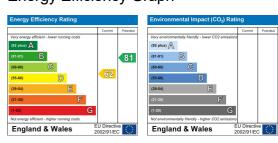
#### Floor Plan



# Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.