CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









2 Park Road, Burntwood, Staffs, WS7 0EE

£280,000

- A Link-Detached bungalow
- Good sized porch and guest W.C
- Two bedrooms & Conservatory
- No onward chain
- Gas central heating and double glazing
- Spacious Lounge
- Close to local amenities & Easy access to transport links
- Epc TBC & Council tax band C

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

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Chariot Estates are pleased to market this two bedroom link-detached bungalow on Park Road in Burntwood.

The bungalow features a well-proportioned reception room, ideal for relaxation or entertaining guests. The two bedrooms provide space for rest, while the shower room and additional Guest W.C ensure that morning routines are a breeze, catering to the needs of both residents and visitors alike.

For those with vehicles, the property includes a spacious driveway, adding to the convenience of everyday life. The location on Park Road, being on the edge of Hammerwich is particularly appealing, as it offers easy access to local amenities and the surrounding area, making it a practical choice for families or individuals alike.

This bungalow is a wonderful opportunity for anyone looking to settle in a peaceful neighbourhood while enjoying the benefits of a well-designed living space. Offered with no onward chain making it a perfect opportunity for a quick purchase.

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Council Tax Band: C







Entrance Porch
7'1" x 5'5"
Having tiled floor, a radiator, a double glazed window to garage, doors leading to the lounge and Guest W.c.

Guest W.C
6'11" x 2'3"
Having a low level flush w.c., sink with built in storage under, extractor fan & tiled wall and floor.

Lounge
18'3" x 11'2"
Having a feature fireplace with electric fire, double glazed bay window allowing in ample light, laminate floor, a radiator and and door into inner hall.

Inner Hallway
Having laminate flooring, a radiator, access to the roof voids and doors off to:

Kitchen
14'6" x 7'9"
Having wall and base units, preparation work surface, space for a washing machine and tumble dryer. Space for a freestanding hob/oven with an extractor over, a stainless steel sink with drainer, tiled walls and floor and a radiator. Having velux style double glazed windows to ceiling and double glazed window and door to conservatory. Double glazed door access to the garage.

Bedroom One
13' x 9'10"
Having fitted wardrobes/drawers, a double glazed window to conservatory, a radiator and laminate flooring.

Bedroom Two
9'9" x 8'4"
Having double glazed sliding patio doors into the conservatory, a radiator, built in storage space and laminate flooring.

Bathroom
6'11" x 5'6"
Having a low level flush W.C, a pedestal hand wash basin, tiled walls, vinyl flooring, a walk in shower with glass screen, useful cupboard that houses the 'ideal' boiler and a heated towel radiator.

Conservatory
23'3" x 8'4"
Being part brick built with double glazed windows surrounding. Having power points and double glazed single door and double glazed sliding doors into the garden.

Garage
17'6" x 9'2"
Having metal double opening doors, lighting, power points, tap suitable for washing cars, and housing for the gas and electric meters.

Garden
Having a paved patio, lawn area and stepping stones leading to a further patio.Space for a shed and greenhouse, shrubs and enclosed by a fenced perimeter.

Disclaimer
Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur. VIEWING: Strictly via Chariot Estates on 01543 68 68 77 TENURE: Freehold E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk



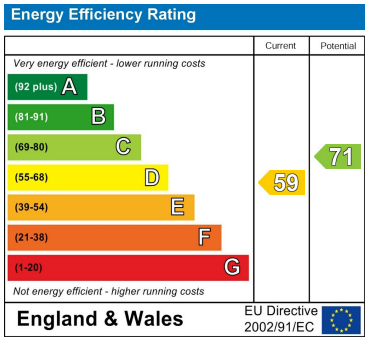
Directions

Viewings

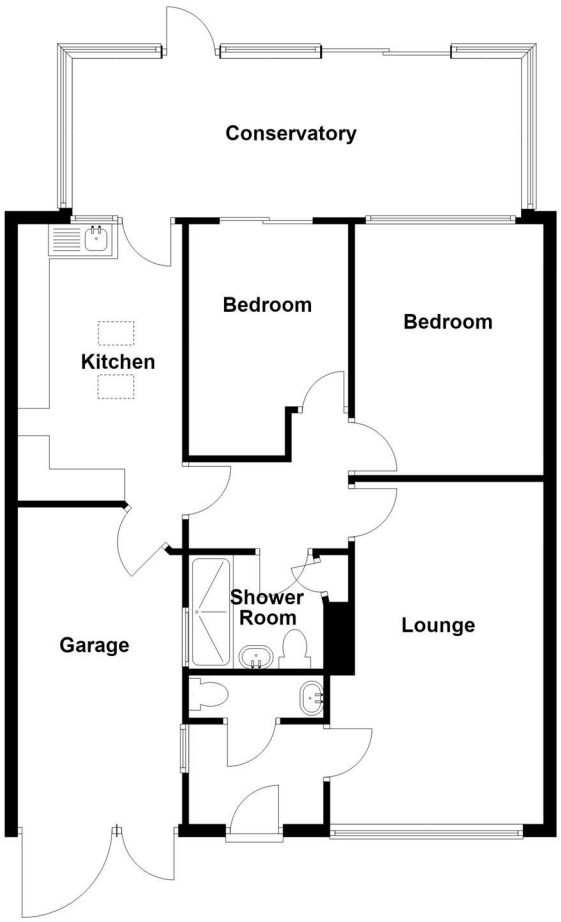
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D



Approx. 96.4 sq. metres (1037.5 sq. feet)



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