



Brooklyn Road,
Burntwood, WS7 4SJ

Offers in the Region Of £270,000

Offers in the Region Of £270,000



Welcome to Brooklyn Road, a beautifully presented and meticulously finished two bedroom bungalow situated on the sought after Ridgeway Estate bordering Hammerwich and Burntwood.

Internally this wonderful property features a lovely modern kitchen, spacious sitting room, two generous bedrooms, a well finished shower room and completing the living space is the versatile conservatory/snug space.

Outside is a manicured and landscaped garden that is both privately enclosed and easy to maintain. The garage has been partitioned into a games/entertainment room but still has storage at the front. You have a multi vehicle driveway providing plenty of off road parking.

Nearby amenities include a handful of shops, easily accessible transport links and also just a short journey to Lichfield City Centre.

CALL NOW TO VIEW!!!







Property Specification

SOUGHT AFTER LOCATION
TWO GOOD SIZED BEDROOMS
MODERN KITCHEN & BATHROOM
LANDSCAPED REAR GARDEN
DRIVEWAY AND GARAGE

Hall

Living Room 4.89m (16'1") max x 3.82m (12'6")

Kitchen 4.25m (13'11") max x 3.34m (10'11")

Bedroom 1 5.24m (17'2") x 3.03m (9'11")

Bedroom 2 3.30m (10'10") x 3.03m (9'11")

Conservatory 3.42m (11'3") x 2.24m (7'4")

Shower Room 3.10m (10'2") x 1.72m (5'8")

Games Room 4.45m (14'7") x 2.43m (8')

Storage 2.57m (8'5") x 1.50m (4'11")

Agent's Note:

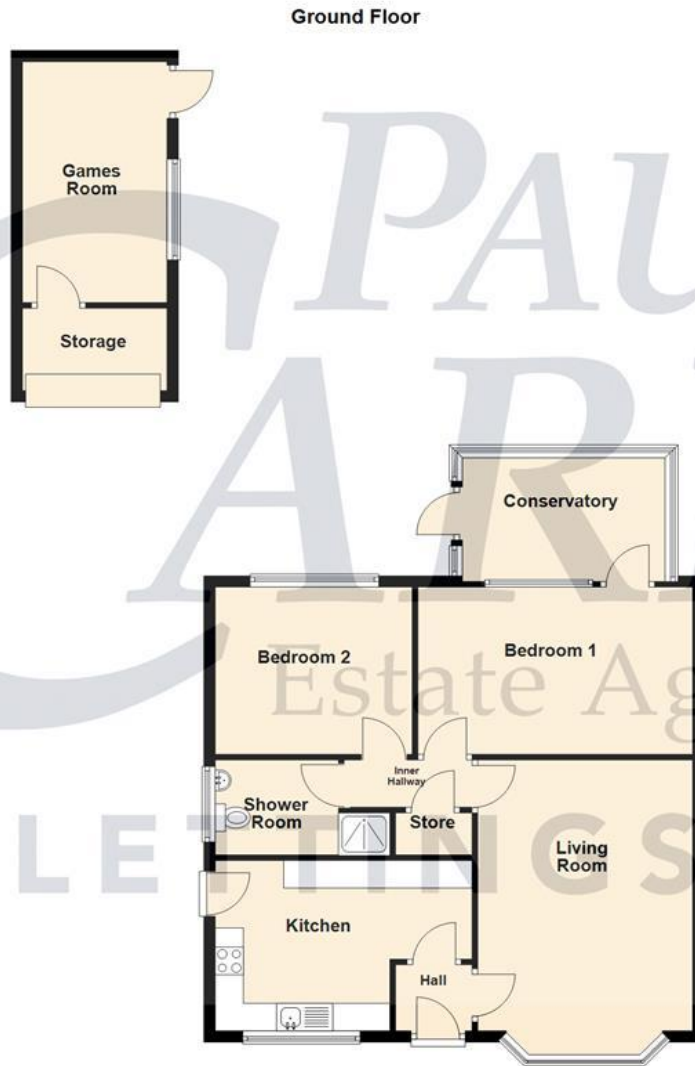
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

