



Tame Avenue, Church Farm, Burntwood, WS7 9JQ

Offers in the Region Of £360,000

# Burntwood

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**\*BEAUTIFULLY RENOVATED BUNGALOW\***

Welcome to Tame Avenue, a stunning bungalow tucked away on the much sought after Church Farm development.

Internally this lovely home has been thoughtfully designed and features a welcoming entrance hall with storage, open plan lounge diner, stunning modern kitchen with separate utility room, two well proportioned bedrooms, family bathroom and completing the living space is the versatile snug/office room.

At the rear of the home is a pleasant privately enclosed garden that is low maintenance and also offers side access with a storage area. The driveway is capable of parking multiple vehicles and is all block paved and in excellent condition.

Nearby amenities include a handful of shops, easily accessible transport links and doctors surgery all within easy walking distance.

Lichfield City Centre is also only a short drive away being roughly 15 minutes and is a historic Cathedral City with Cafes and Restaurants.

**CALL NOW TO VIEW!!!**









## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
TWO BEDROOMS  
BEAUTIFULLY RENOVATED THROUGHOUT  
OPEN PLAN LOUNGE DINER  
MODERN KITCHEN & BATHROOM

### Hall

Lounge/Diner 5.62m (18'5") x 3.42m (11'3") max

Kitchen 4.03m (13'3") x 2.61m (8'7")

Utility Room 2.19m (7'2") x 0.82m (2'8")

Snug/Office 4.49m (14'9") x 3.92m (12'10")

Bedroom 1 3.63m (11'11") max x 3.10m (10'2")

Bedroom 2 3.19m (10'6") x 1.66m (5'5")

### Bathroom

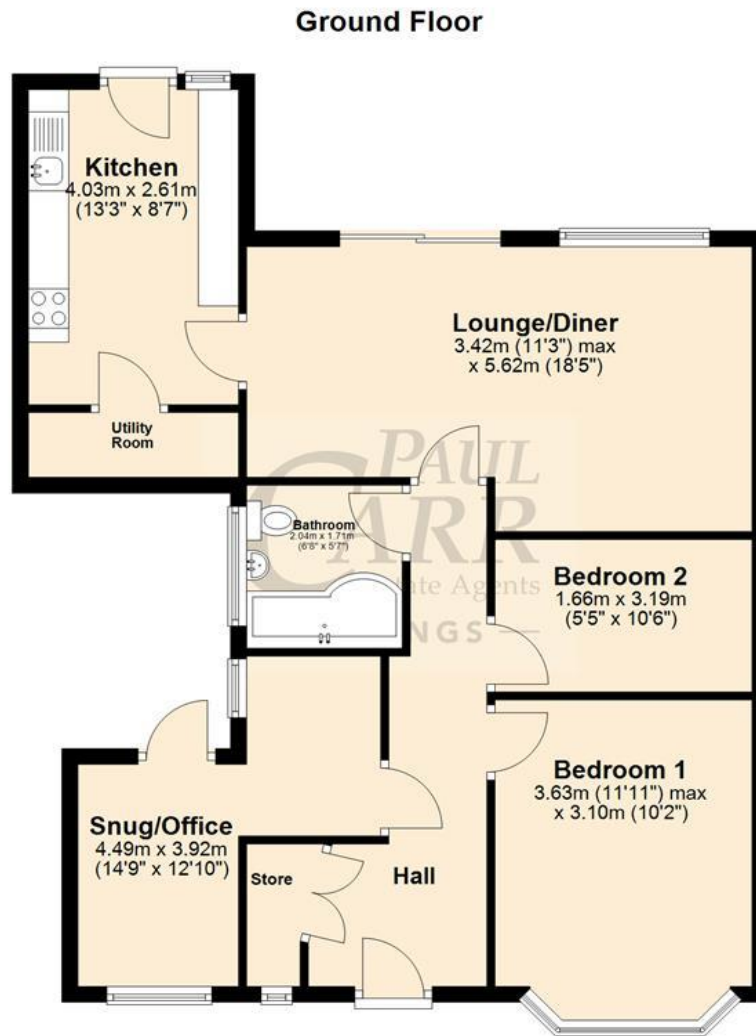
### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Tenure: Freehold

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.

# 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

