



Brooklyn Road, Burntwood, WS7 4SJ

Offers In The Region £349,950

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NO ONWARD CHAIN Welcome to Brooklyn Road, a rare opportunity to acquire a superb detached bungalow with fantastic potential and the added benefit of NO ONWARD CHAIN. Internally the home features a welcoming entrance porch, hallway, three well proportioned bedrooms, bathroom, a large lounge and dining area, large kitchen with space for appliances and also a sun/garden room. The internal space offers a perfect layout with bedrooms to the front and heavily extended living space to the rear. Outside there is a low maintenance and privately enclosed garden area with two large outbuildings that have a multitude of options to convert or be used as storage or workshop space. Nearby amenities include a handful of shops, easily accessible transport links and also the much sought after Erasmus Darwin Academy. **CALL NOW TO VIEW!!!**





Property Specification

SOUGHT AFTER LOCATION
THREE BEDROOMS
DETACHED PROPERTY
EXTENDED
VERSATILE LAYOUT

Porch 1.75m (5'9") x 1.70m (5'7")

Hall 3.90m (12'10") x 0.60m (1'11")

Living Room 4.84m (15'11") x 3.64m (11'11")

Dining Area 4.84m (15'11") x 1.98m (6'6")

Conservatory 4.84m (15'11") x 4.20m (13'9")

Kitchen 5.53m (18'2") x 3.26m (10'8")

Bedroom 1 4.22m (13'10") x 3.14m (10'4")

Bedroom 2 3.25m (10'8") x 2.66m (8'9")

Bedroom 3 3.30m (10'10") x 1.76m (5'9")

Bathroom 3.04m (10') max x 1.94m (6'5")

Garage 5.83m (19'2") x 2.58m (8'6")

Store Room 2.93m (9'7") x 2.58m (8'6")

Workshop 6.37m (20'11") x 2.18m (7'2")

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

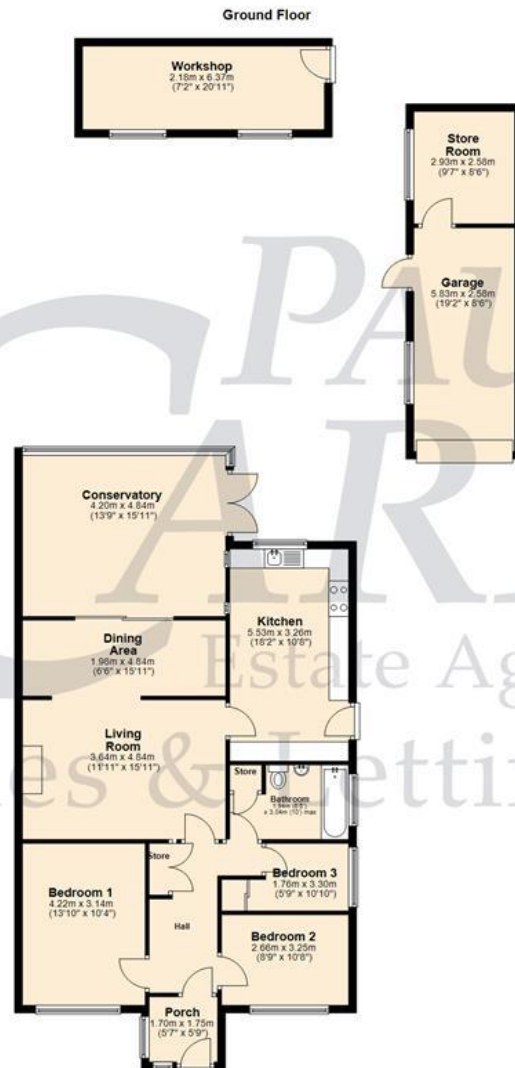
Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Tenure: Freehold



Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

