

Offers In The Region Of £350,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Hazelmere Drive**

Burntwood, WS7 4YP

Jayman Estate Agents are delighted to offer this stunning two bedroom detached bungalow which has been delightfully renovated by the current owners. Set behind a gated driveway the property forms part of a private development of bungalows at the end of Hazelmere Drive, Burntwood. The accommodation comprises 2 bedrooms, refitted bathroom, refitted kitchen, living room and fabulous conservatory. The garage has been converted to provided a utility area and useful storage space. Externally there is a lovely rear garden and driveway to the front. Viewing highly recommended to appreciate the property's finish and secluded location.

**Living Room 15'8" x 9'2" (4.8 x 2.8)**

**Kitchen 13'5" x 9'6" (4.1 x 2.9)**

**Bedroom 9'2" x 11'5" (2.8 x 3.5)**

**Bedroom 9'6" x 11'5" (2.9 x 3.5)**

**Bathroom 6'6" x 5'10" (2 x 1.8)**

**Conservatory 15'8" x 12'9" (4.8 x 3.9)**

**Utility (part of garage) 3'11" x 8'6" (1.2 x 2.6)**

**Store (part of garage) 8'6" x 12'1" (2.6 x 3.7)**

## **Disclaimer and AML checks**

### **MONEY LAUNDERING REGULATIONS**

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal

requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

## **Looking to sell your home?**

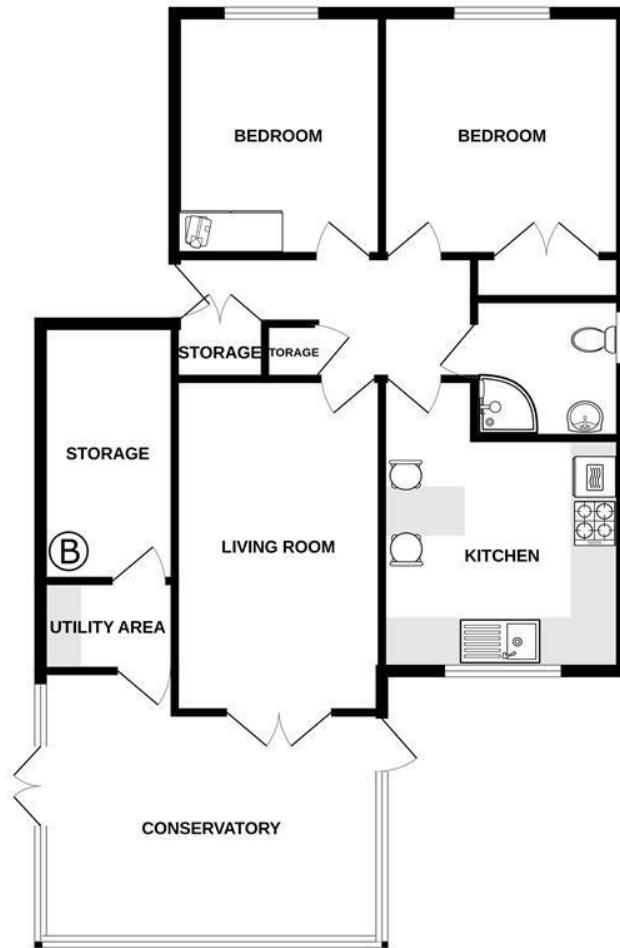
Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.

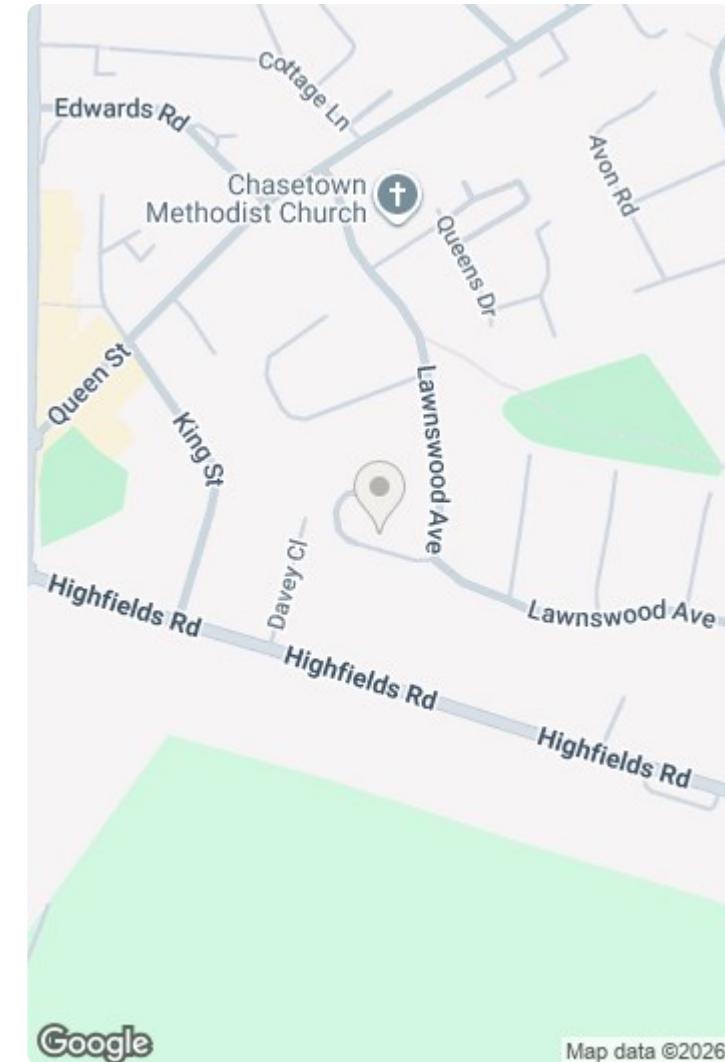


GROUND FLOOR



A TWO BEDROOM DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These floor plans illustrate the layout of the property and are not to be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Google

Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales  
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales  
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