



Springhill Road, Burntwood, WS7 4UJ

Offers In the Region Of £250,000

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Welcome to Springhill Road, Burntwood... Paul Carr Estate Agents are delighted to present this two-bedroom link-detached bungalow, ideally positioned in the heart of Burntwood. Conveniently located within walking distance of local schools, shops and everyday amenities, this property offers fantastic potential for buyers looking to create a home of their own. Stepping inside, an entrance porch leads through to the hallway and into a generously proportioned living room, offering ample space for both comfortable seating and a dining area. The kitchen is situated towards the front of the property and provides direct access to the tandem garage, a versatile space ideal for secure parking, additional storage or a home workshop. To the rear of the garage, a practical utility area provides further convenience. The bungalow offers two well-proportioned bedrooms, both enjoying views over the rear garden. Completing the accommodation is a family bathroom, conveniently accessed from the hallway, alongside an airing cupboard housing the boiler. Externally, the rear garden presents an exciting opportunity for buyers wishing to put their own stamp on the outdoor space. Featuring a combination of lawned and patio areas, there is plenty of potential to create a beautiful garden for relaxing or entertaining. To the front, the property benefits from a driveway providing off-road parking, together with an additional lawned garden.





Property Specification

NO ONWARD CHAIN!
LINK DETACHED BUNGALOW
TWO BEDROOMS
SPACIOUS LIVING AREA
GOOD-SIZED KITCHEN

Porch 2.42m (7'11") x 0.89m (2'11")

Hall 2.82m (9'3") x 1.04m (3'5")

Lounge Diner 4.73m (15'6") x 4.71m (15'5")

Bedroom 1 3.84m (12'7") x 3.75m (12'4")

Bathroom 2.13m (7') x 1.65m (5'5")

Bedroom 2 3.40m (11'2") x 2.73m (8'11")

Kitchen 3.62m (11'10") x 2.53m (8'4")

Store 1.04m (3'5") x 0.82m (2'8")

Tandem garage 9.72m (31'11") x 2.92m (9'7")

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:

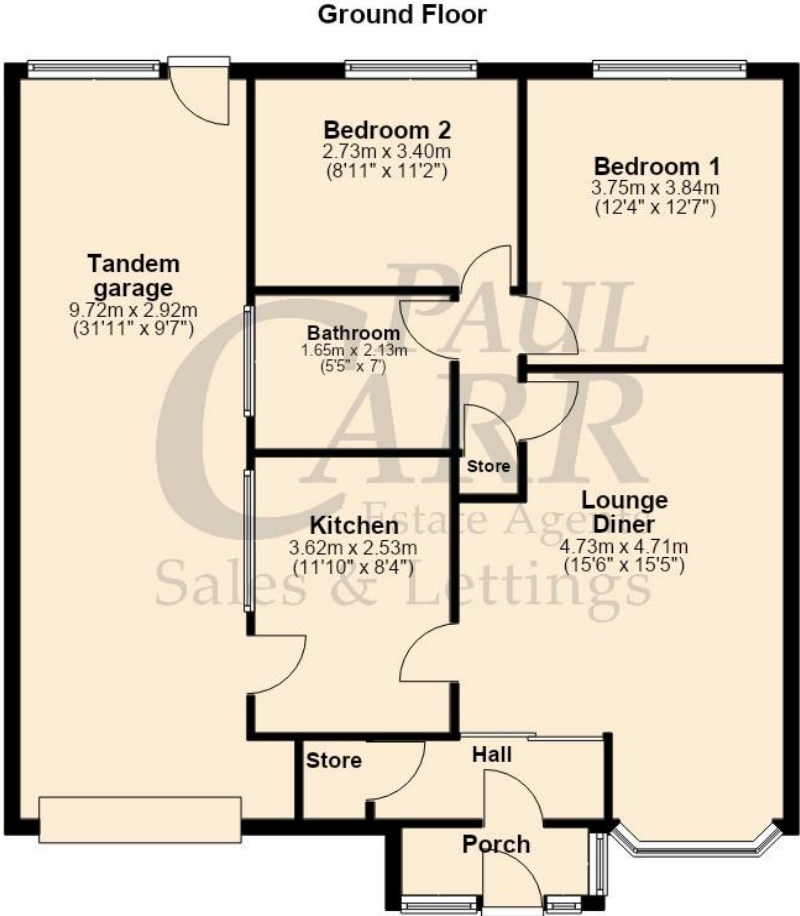
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 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 Drainage
Council tax band: C

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

