PAUL CARR Estate Agents Sales & Lettings

Burntwood | 01543 686444 | burntwood@paulcarrestateagents.co.uk



Cannock Road, Burntwood, WS7 0BL

Offers in the Region Of £350,000

Offers in the Region Of £350,000

3 1 2

NO ONWARD CHAIN Situated in the sought-after area of Burntwood Green, just moments from Swan Island, this three-bedroom detached bungalow on Cannock Road presents a fantastic opportunity for buyers looking for a spacious home with plenty of potential.

Upon entering, you are greeted by a welcoming hallway leading through to a generous lounge, a separate dining area and a kitchen offering ample storage and space for appliances. There are three good-sized bedrooms, providing flexible accommodation for families or those requiring additional space for guests or a home office. The spacious bathroom is fitted with both a bath and a separate shower, and could also lend itself for a potential en suite in the future while a useful lean-to extension provides utility space and convenient access to the rear garden. A particular highlight of this property is the opportunity to make it your own, with potential to further enhance or extend the accommodation, including the possibility of utilising the loft space, subject to the relevant permissions and regulations.

Externally, the rear garden offers plenty of room to relax, entertain or indulge in gardening, while the front of the property benefits from a substantial driveway providing off-road parking for multiple vehicles and access to a garage.

The location is equally appealing, with Swan Island's local shops and amenities close at hand, alongside convenient transport connections. The historic city of Lichfield is also approximately a 15-minute drive away, offering a wider selection of shopping, dining and leisure facilities. Offering generous accommodation, a convenient location and exciting scope for improvement, this detached bungalow is one not to be missed. Contact us today to arrange your viewing!

























Property Specification

NO ONWARD CHAIN
HIGHLY SOUGHT AFTER LOCATION
SPACIOUS FAMILY LIVING ROOM
DINING SPACE
KITCHEN AND UTILITY SPACE

Hall

Living Room 6.68m (21'11") x 3.97m (13')

Dining Room 3.88m (12'9") x 3.58m (11'9")

Kitchen 4.62m (15'2") x 2.62m (8'7")

Lean-to

Bedroom 1 4.74m (15'7") x 3.97m (13')

Bedroom 2 3.64m (11'11") x 3.55m (11'8")

Bedroom 3 3.94m (12'11") x 2.73m (8'11")

Bathroom

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

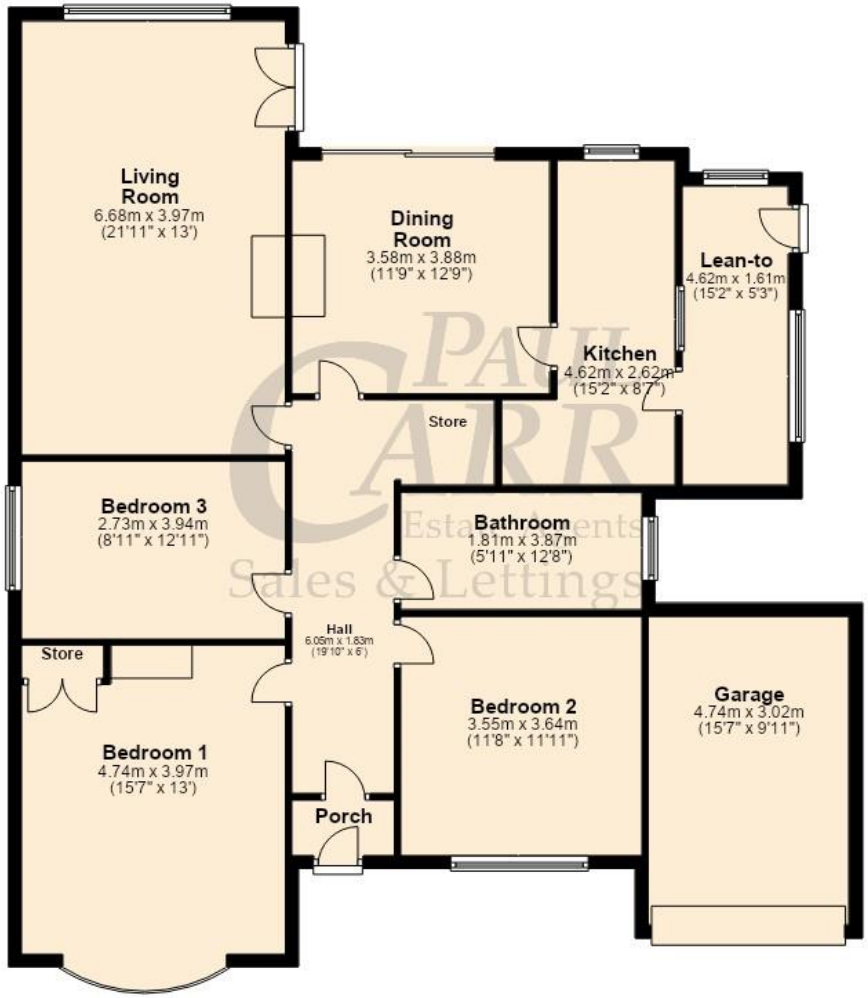
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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. 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.

Floor Plan

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

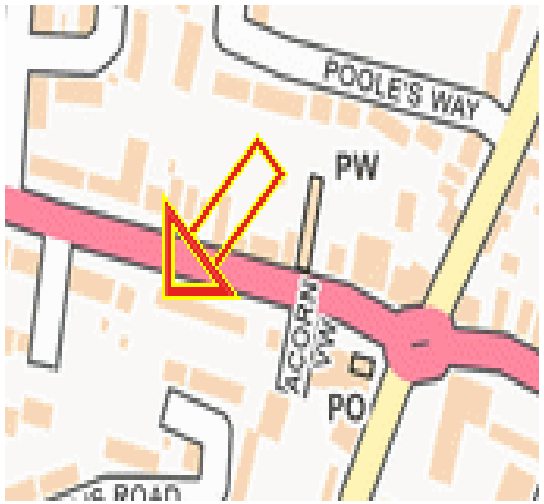
Ground Floor



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman