



Highfield Avenue,
Burntwood, WS7 9AP

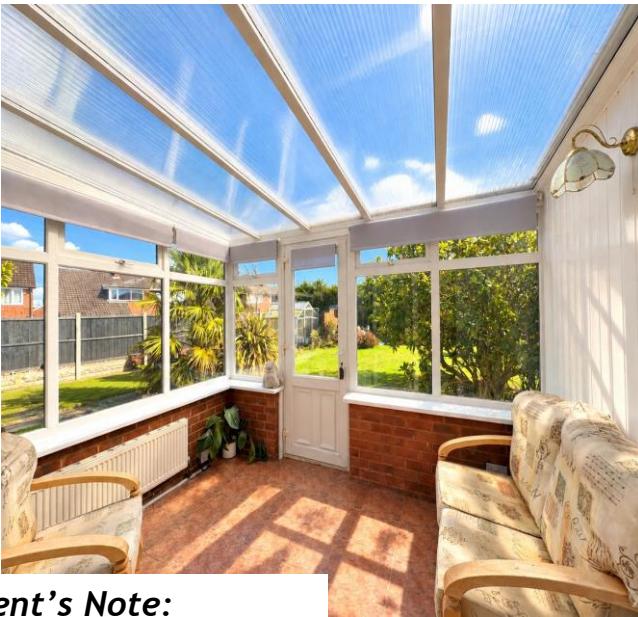
Offers in the Region Of £360,000

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Welcome to Highfield Avenue, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fantastic detached bungalow located in the heart of Burntwood. The bungalow is positioned on a fantastic corner plot, with wrap around gardens, ideal for the keen gardeners. An internal inspection reveals a welcoming entrance hallway, with storage space for coats and shoes. The living area is positioned just off the hallway, with room for multiple seating and large windows, allowing plenty of natural daylight to flood the space. The main kitchen/ dining space is the heart of the home, with a dining room leading into a good sized conservatory to the rear, this really is the place for entertaining guests. The kitchen has room for all necessary appliances, and has been well maintained by the current owners. The bungalow has three good sized bedrooms, ideal for growing families or those who need additional storage space/at home office. The main family bathroom, is nothing short of space, with a separate bath and shower, the enhancement opportunities are endless. Externally the bungalow has a large rear garden, with a patio, lawn and area with a greenhouse. To the fore of the property there is additional green space, a driveway for off road parking and a garage. Walking distance to local shops, highly regarded schools and transport links, Highfield Avenue has everything you need right on your doorstep! Contact us to arrange a viewing!!





Property Specification

CORNER PLOT
NO ONWARD CHAIN
DETACHED BUNGALOW
THREE BEDROOMS
SPACIOUS KITCHEN/ DINING SPACE

Porch 1.26m (4'2") x 0.68m (2'3")

Hall 4.01m (13'2") x 1.41m (4'8")

Living Room 4.81m (15'9") x 3.72m (12'2")

Dining Room 3.86m (12'8") max x 3.73m (12'3")

Kitchen/Breakfast Room 6.35m (20'10") x 3.06m (10'1")

Conservatory 3.40m (11'2") x 2.75m (9')

Bedroom 3.34m (10'11") x 3.16m (10'4")

Bedroom 2.61m (8'7") x 2.53m (8'4")

Bedroom 3.92m (12'10") x 3.52m (11'7")

Bathroom 5.44m (17'10") max x 2.15m (7'1")

Garage 4.07m (13'4") x 3.22m (10'7")

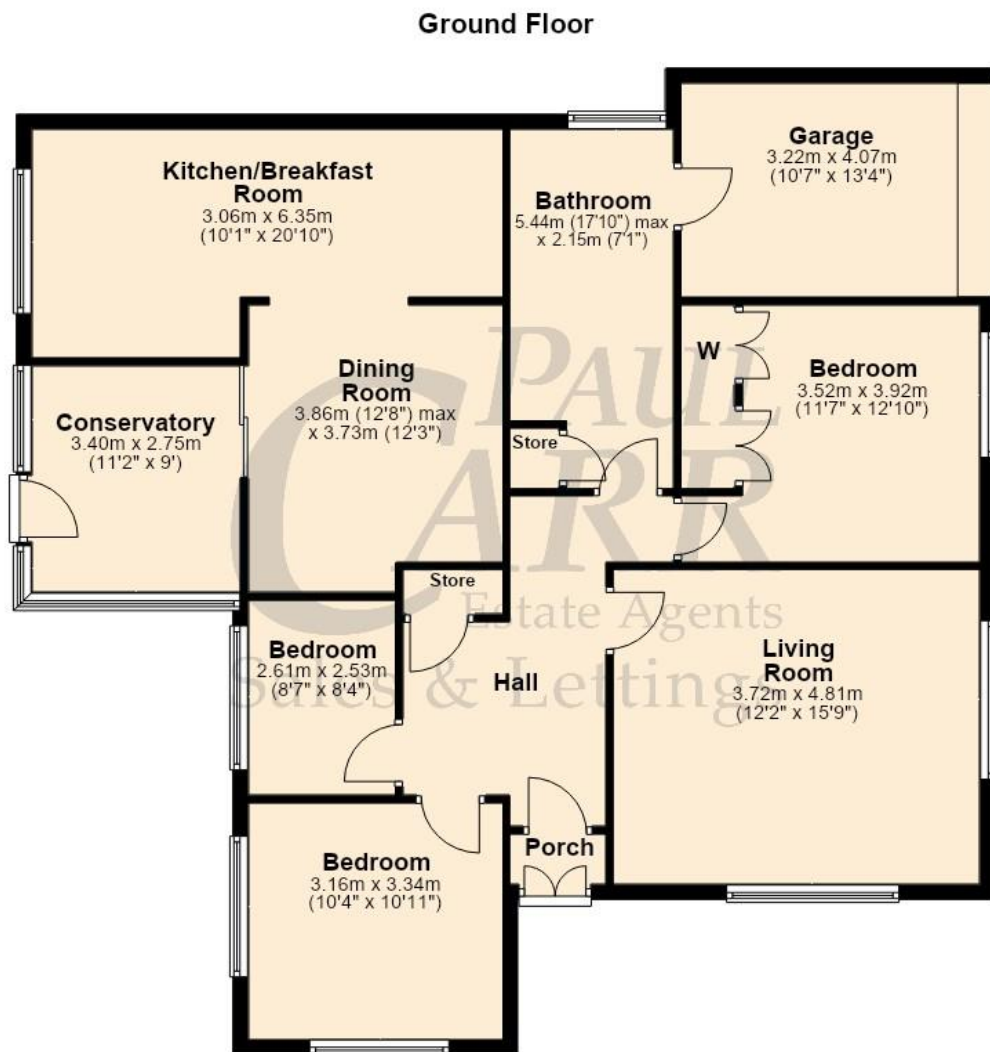
Agent's Note:

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 £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.

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

