



Brooklyn Road,
Burntwood, WS7 4SJ

Offers Over £270,000

Brooklyn Road, Burntwood

Offers Over £270,000



Welcome to Brooklyn Road, Burntwood... Paul Carr Estate Agents are DELIGHTED to bring to market this fabulous bungalow located on a sought after residential estate in Burntwood. Close to open greenery, highly regarded primary schools and transport links, you really do have everything you need right on your doorstep! An initial inspection reveals a beautifully landscaped front garden with a parking space, with scope to create additional parking if needed. You enter the bungalow via a bright and airy porch leading into the main entrance hallway. The living room is located to the fore of the property and has plenty of room for multiple seating. The kitchen is just across the hallway, which has been well maintained by the current owner. There is a door from the kitchen which leads into the dining area, that overlooks the rear garden, a perfect place for your morning breakfast or evenings in the summer months, where you can open the patio doors and enjoy the outside space. The bungalow has two double bedrooms (yes double) both located to the rear of the property - again looking out onto the garden. The bathroom has a walk in shower, toilet and sink basin and is accessible via the main hallway. The bungalow also benefits from a garage which is accessible via the driveway or an internal door from the kitchen. The garage could potentially be renovated into another bedroom or to open up the kitchen, creating an open plan kitchen/diner. The garden is the star of the show with this property, positioned on the corner of the road, you really do benefit from the added space. With a patio and grassed area, with flower beds and seating areas, this is the perfect place for those who can love a spot of gardening! If you think that Brooklyn Road could be the bungalow for you, give us a ring on 01543 686444! This is not one to miss... 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.





Property Specification

CORNER PLOT
SPACIOUS SEMI-DETACHED BUNGALOW
SOUGHT AFTER LOCATION
STUNNING REAR GARDEN
TWO GOOD SIZED DOUBLE BEDROOMS

Porch

Hall

Living Room 4.90m (16'1") x 3.78m (12'5")

Dining Room 3.50m (11'6") x 3.47m (11'5")

Kitchen 3.29m (10'10") x 3.06m (10')

Bedroom 1 4.74m (15'7") x 3.27m (10'9")

Bedroom 2 3.27m (10'9") x 3.24m (10'8")

Shower Room

Garage

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: 16th March 2026

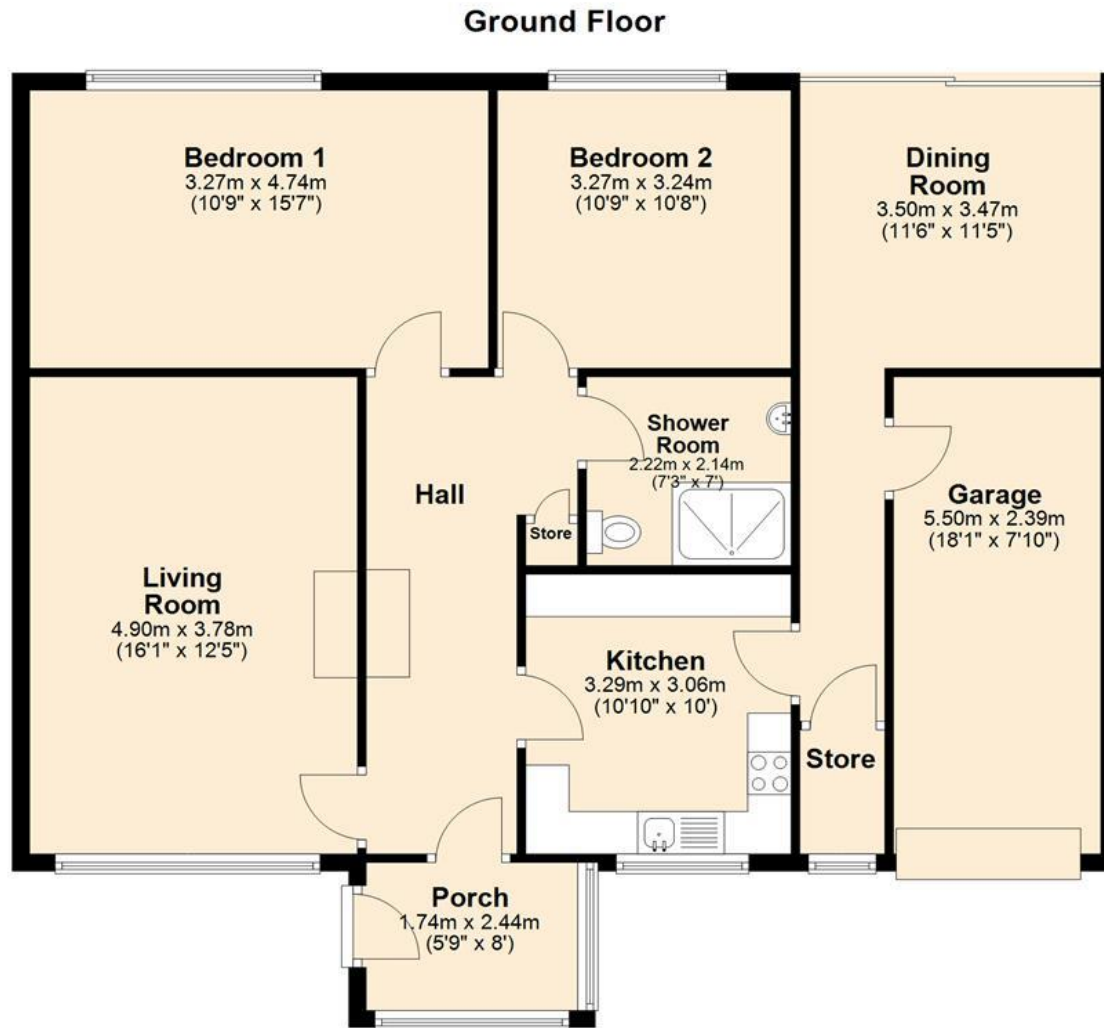
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

