



Cumberland Crescent,
Burntwood, WS7 2EW

Offers in the Region Of £310,000

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Situated within a quaint and peaceful cul-de-sac in Burntwood, this well-presented two bedroom link-detached bungalow offers spacious and versatile accommodation, making it an ideal home for those seeking single-storey living in a convenient location.

The property briefly comprises an entrance hall, open-plan lounge/diner, fitted kitchen and an impressive extended orangery/sitting room, providing a wonderful additional living space with views and access to the garden. There are two well-proportioned bedrooms and a bathroom, with the accommodation offering plenty of flexibility for modern living.

Externally, the property benefits from a private rear garden, while the front provides off-road parking and access to the property. The bungalow is conveniently positioned for Burntwood town centre, local shops, everyday amenities and excellent transport links, whilst the cul-de-sac setting provides a peaceful residential environment.

Offered for sale with NO ONWARD CHAIN, this attractive bungalow represents an excellent opportunity for a variety of buyers, including those looking to downsize, first-time buyers or anyone seeking convenient single-storey accommodation.





Property Specification

NO ONWARD CHAIN
Peaceful cul-de-sac location
Spacious open-plan lounge/diner
Fitted kitchen
Extended orangery/sitting room

Hall 2.82m (9'3") x 2.20m (7'3")

Lounge/Diner 5.02m (16'6") x 3.56m (11'8")

Kitchen 2.82m (9'3") x 2.76m (9'1")

Sitting Room 5.36m (17'7") x 3.28m (10'9")

Bedroom 1 4.60m (15'1") x 3.21m (10'6")

Bedroom 2 3.76m (12'4") x 3.04m (10')

Shower Room 2.82m (9'3") x 2.25m (7'5")

Garage 5.02m (16'6") x 2.72m (8'11")

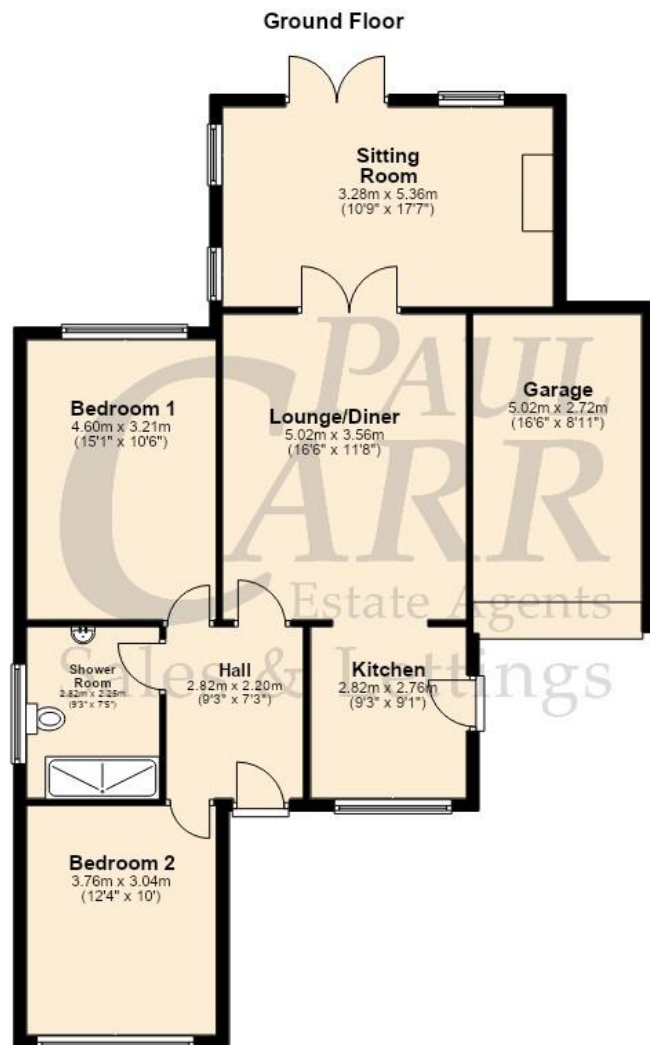
Agent's Note:

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

