



Cannock Road,
Burntwood, WS7 0BJ

Offers in the Region Of £425,000

Burntwood

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Welcome to Cannock Road, Burntwood... Paul Carr Estate Agents are delighted to bring to market this truly unique detached bungalow, occupying a substantial plot on the ever-popular Cannock Road. Perfectly positioned just a short stroll from Swan Island, the property enjoys easy access to a wealth of local amenities including shops, a pharmacy, doctors' surgery, café, florist and butcher. Families will also appreciate being within walking distance of Fulfen Primary School and a selection of highly regarded secondary schools. Stepping inside, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the bungalow. To the front of the property is the first of several versatile reception rooms, a wonderfully light-filled space benefitting from dual-aspect windows. Across the hallway is a generous double bedroom with ample space for wardrobes and additional furnishings. Continuing through the bungalow, you will find a second well-proportioned double bedroom and a further reception room situated to the rear of the property, providing an ideal space for relaxing or entertaining family and friends. The impressive conservatory spans the rear of the home and offers plenty of room for both dining and seating areas, whilst enjoying views across the beautiful garden. The kitchen has been lovingly maintained by the current owner and features traditional cabinetry, a Belfast sink and an abundance of storage and worktop space. The ground floor is completed by a well-presented family bathroom. Occupying the first floor is the main bedroom suite. This impressive room enjoys elevated views across the stunning rear garden through large windows, creating a bright and peaceful environment. There is ample space for a king-size bed, wardrobes and additional furniture. The accompanying bathroom features a freestanding bath, separate shower and useful eaves storage. Externally, the property continues to impress. The magnificent rear garden is a true highlight, beautifully established with mature trees, shrubs and flowering plants. A combination of lawned and patio areas provides the perfect setting for outdoor entertaining, whilst there is also space for sheds, a greenhouse and additional garden features. Further benefits include a large garage, gated side access to the rear garden and a spacious driveway providing off-road parking for multiple vehicles. Properties like Cannock Road, on such a generous plot and in such a sought-after location, are rarely available. If you think Cannock Road could be the perfect home for you, contact the team today to arrange your viewing!!









Property Specification

DECEPTIVELY SPACIOUS BUNGALOW
SOUGHT AFTER LOCATION
NEAR TO SWAN ISLAND
CLOSE TO LOCAL AMENITIES
IMMACULATELY PRESENTED

Hallway 8.53m (28') x 2.26m (7'5")

Living Room 5.90m (19'4") max x 3.66m (12')

Conservatory 6.74m (22'1") x 3.31m (10'10")

Sitting Room 4.81m (15'9") x 3.50m (11'6")

Kitchen 4.12m (13'6") x 3.51m (11'6")

Bedroom 1 4.83m (15'10") x 3.76m (12'4") plus
1.44m (4'9") x 1.44m (4'9")

Bedroom 2 4.31m (14'2") x 3.16m (10'4")

Bedroom 3 3.50m (11'6") x 3.43m (11'3")

Bathroom 3.16m (10'4") x 1.88m (6'2")

En-suite 3.76m (12'4") x 3.70m (12'2") plus 1.44m
(4'9") x 1.44m (4'9")

Garage 5.35m (17'6") x 3.99m (13'1")

Agent's Note:

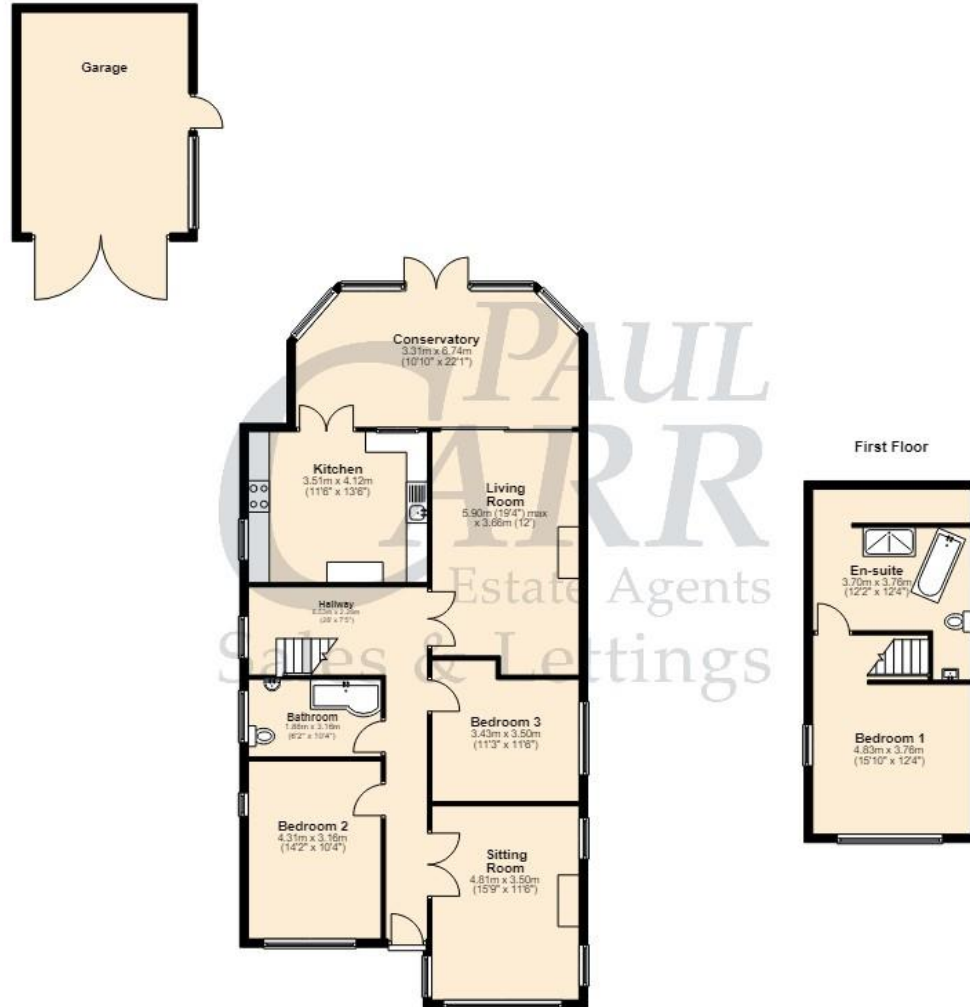
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

Ground Floor



Total area: approx. 148.6 sq. metres (1599.5 sq. feet)