PAUL CARR Estate Agents Sales & Lettings

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



The Brambles,Oak Lane, Burntwood, WS7 2HG

Offers in the Region Of £350,000

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We are delighted to present this individually built, bespoke two-bedroom bungalow, ideally situated in the popular area of Burntwood, just a short walk from the beautiful Gentleshaw Common.

Offering a unique opportunity to acquire a home with individual character, the property provides well-proportioned accommodation, including two bedrooms, a fitted kitchen, separate dining area and an exceptionally spacious living room, providing plenty of room for both relaxing and entertaining.

Externally, the property further benefits from a garage and a private courtyard-style garden, offering a pleasant outdoor space with relatively low maintenance.

The location is particularly appealing, with Gentleshaw Common close by, alongside a selection of local amenities including country pubs, shops and convenient transport links.

Offered for sale with no onward chain, this distinctive bungalow is sure to appeal to a range of buyers, particularly those seeking the convenience of single-storey living in a well-regarded location.

































Property Specification

INDIVIDUALLY BUILT BESPOKE BUNGALOW
TWO WELL-PROPORTIONED BEDROOMS
EXCEPTIONALLY SPACIOUS LIVING ROOM
FITTED KITCHEN
SEPARATE DINING AREA

Porch 1.22m (4') x 0.75m (2'6")

Hall 4.18m (13'9") x 1.27m (4'2")

Living Room 6.15m (20'2") x 5.07m (16'8")

Kitchen 4.93m (16'2") x 2.44m (8')

Dining Room 3.70m (12'2") x 2.69m (8'10")

Bedroom 1 4.72m (15'6") x 2.99m (9'10")

Bedroom 2 3.04m (10') x 2.86m (9'5")

En suite 3.43m (11'3") x 1.86m (6'1")

Shower Room 2.44m (8') x 0.86m (2'10")

Garage 6.20m (20'4") x 2.84m (9'4")

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:

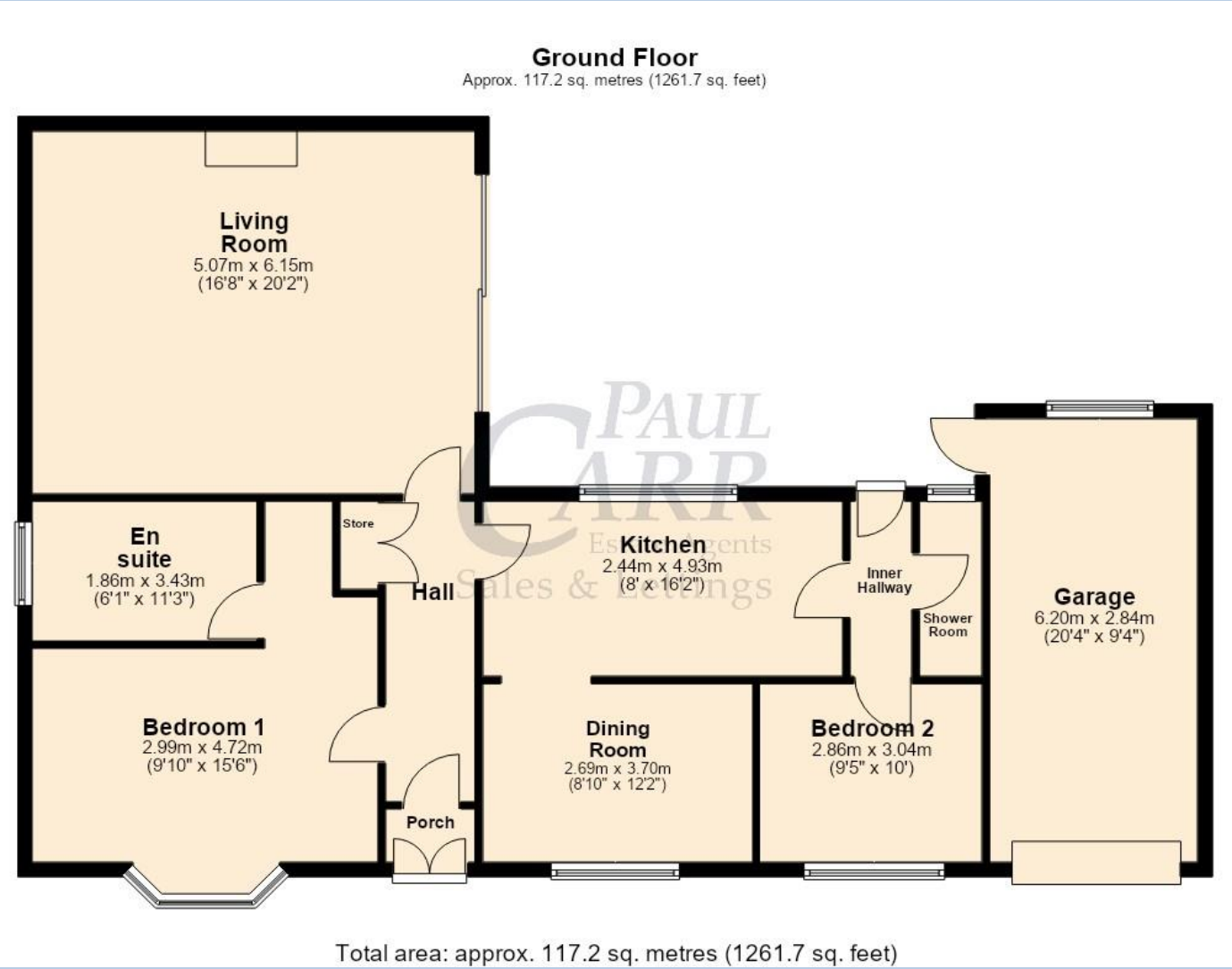
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

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

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



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