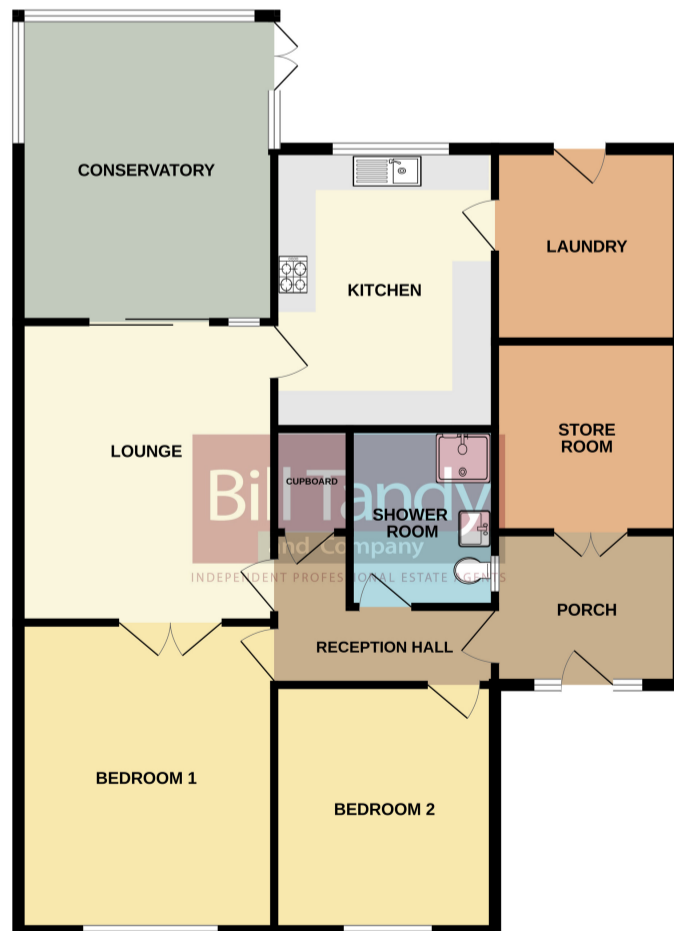




GROUND FLOOR



15, BRACKENHILL ROAD BURNTWOOD, WS7 2HY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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15 Brackenhill Road, Burntwood,  
Staffordshire, WS7 2HY

£260,000 Freehold

**\*COMPLETE ONWARD  
CHAIN\***

**\*\*COMPLETE CHAIN\*\*** Bill Tandy and Company, Burntwood, are delighted i offering for sale this superbly presented detached bungalow located in a desirable residential area on Brackenhill Road. This detached bungalow has been substantially improved by the current owner and for this reason we strongly recommend internal viewings for the property to be fully appreciated. The bungalow briefly comprises entrance porch, useful store (forming part of the original garage), reception hall, generously sized lounge, conservatory, modern kitchen, laundry room, two double bedrooms and shower room. Outside there is a tarmac driveway to the front, and



#### PORCH

approached via an obscure double glazed composite entrance door flanked by windows either side and having laminate floor, door to useful storage room (formerly the garage) and further door to:

#### RECEPTION HALL

having loft access with pulldown ladder, useful storage cupboard and doors open to:

#### LOUNGE

4.31m x 3.88m (14' 2" x 12' 9") having two radiators, windows to rear, double doors to bedroom if required and double glazed patio doors opens to:

#### CONSERVATORY

4.17m x 3.78m (13' 8" x 12' 5") this generously sized conservatory/garden room has lean-to roof, double glazed windows overlooking the garden, laminate floor and door to side decked patio area.

#### KITCHEN

3.79m x 2.55m (12' 5" x 8' 4") having double glazed window overlooking the rear garden, radiator, base cupboards and drawers surmounted by round edge work tops, matching upstand splashbacks, wall mounted cupboards, inset stainless steel one and a half bowl sink



and drainer unit, inset Zanussi four ring induction hob, built-in double oven and grill, space ideal for fridge and door to:

#### LAUNDRY ROOM

2.45m x 2.34m (8' 0" x 7' 8") having spaces ideal for tumble dryer, washing machine and fridge/freezer, double glazed door to rear garden and Ideal Logic Plus boiler.

#### BEDROOM ONE

4.24m x 3.47m (13' 11" x 11' 5") having double glazed window to front, radiator and double doors to the lounge if required.

#### BEDROOM TWO

3.36m x 3.02m (11' 0" x 9' 11") having double glazed window to front and radiator.

#### SHOWER ROOM

2.01m x 1.72m (6' 7" x 5' 8") having double glazed window to side, radiator and suite



comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower enclosure with shower appliance over.

#### OUTSIDE

To the front of the property is a tarmac driveway with block paved border providing parking and extending to the right hand side of the property with gate to rear. There is a landscaped low maintenance foregarden with gravelled and paved areas, low level shrubs and wooden sleepers. To the rear of the property is a low maintenance landscaped garden having decked patio area with gravelled garden set beyond with raised flower bed and herbaceous borders. Door to store.

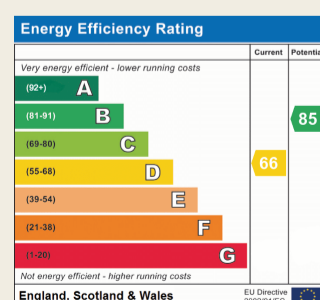


#### COUNCIL TAX

Band C.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



#### TENURE

Our client advises us that the property is Freehold. Should you proceed with the



purchase of the property these details must be verified by your solicitor.

#### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.