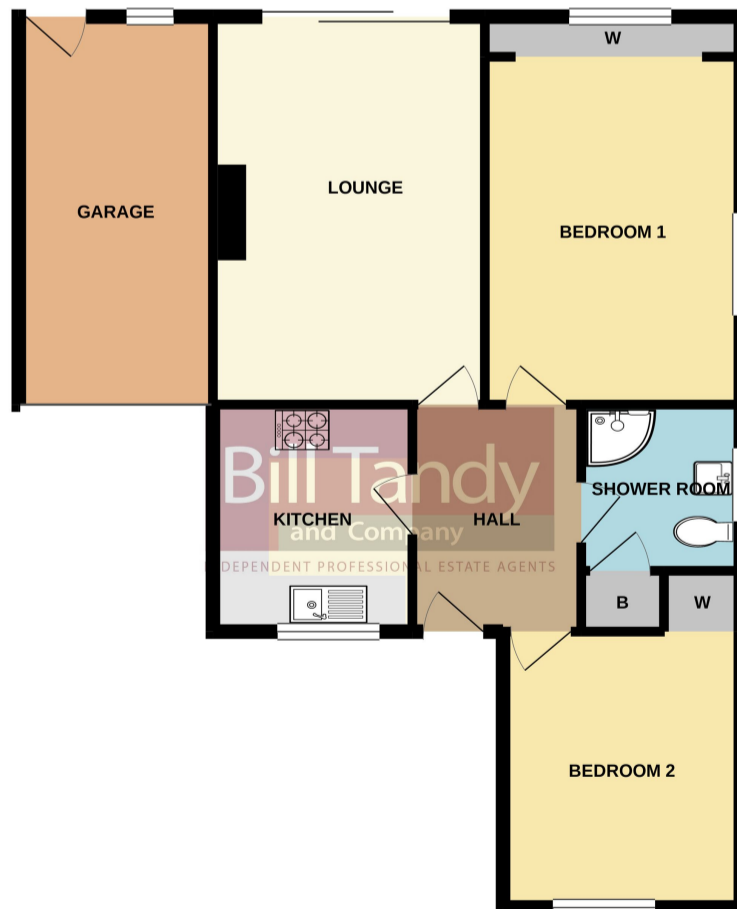




GROUND FLOOR



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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**11 Eastwood Avenue, Burntwood,  
Staffordshire, WS7 2DX**

## £260,000 NO CHAIN

Bill Tandy and Company, Burntwood, are pleased to present this well appointed two bedroom link detached bungalow located within popular cul de sac setting, and offering the benefit of UPVC double glazing, gas fired central heating and being offered on the market with no onward chain. The well planned accommodation in brief comprises welcoming and spacious reception hall, delightful lounge overlooking the rear garden, modern fitted kitchen, shower room and two double bedrooms. Outside there is a foregarden, driveway which provides ample parking leading to a single garage and a lovely enclosed garden to the rear. An early internal viewing comes strongly recommended.



### SPACIOUS RECEPTION HALL

9' 2" x 6' 9" (2.79m x 2.06m) approached via a UPVC panelled entrance door with obscure double glazed insert and having ceiling light point, radiator and doors lead off to further accommodation.

### LIVING ROOM

15' 9" x 11' 5" (4.80m x 3.48m) having a focal point chimney breast with wooden ornamental fireplace surround with marble effect inset and raised hearth housing a gas fire, ceiling light point, radiator, T.V. aerial socket and a set of UPVC double glazed sliding patio doors open to the rear garden.

### KITCHEN

9' 2" x 8' 1" (2.79m x 2.46m) having a range of matching wall and base level storage cupboards incorporating display cabinet, complementary roll top work surfaces, part ceramic splashback wall tiling, deep pan drawers, inset sink and drainer with mono tap, built-in four ring stainless steel gas hob with concealed extractor fan, eye level electric oven, plumbing for washing machine, built-in fridge and freezer, integral dishwasher, fluorescent ceiling strip light, tiled flooring and UPVC double glazed window to front.

### BEDROOM ONE

14' 6" x 10' 4" (4.42m x 3.15m) having a UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.



### BEDROOM TWO

11' 2" x 9' 8" (3.40m x 2.95m) having a UPVC double glazed window to front, ceiling light point, radiator and built-in single wardrobe.

### SHOWER ROOM

9' 2" x 6' 6" (2.79m x 1.98m) having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., pedestal wash hand basin and corner shower cubicle with curved shower splash screen door and wall mounted shower unit, complementary full height ceramic wall tiling, co-ordinated tiled flooring, chrome heated towel rail, built-in storage cupboard housing the combination central heating boiler and an obscure UPVC double glazed window to side.

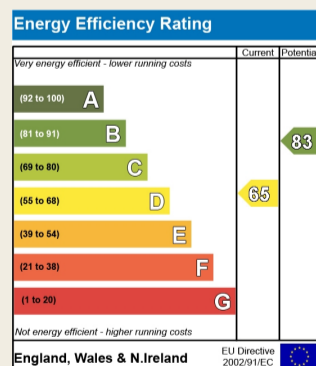


### OUTSIDE

Occupying a delightful cul de sac setting the property sits back from the pavement and is approached via a double width driveway providing parking for up to two vehicles. There is a low maintenance gravelled foregarden and wall mounted courtesy lamp to the main entrance door. Set to the rear is a delightful fence enclosed garden offering a good degree of privacy and having a wrap-around paved patio seating area with ornamental garden walling and opening onto a lawned garden beyond with established herbaceous flower and shrub display borders.

### SINGLE GARAGE

(not measured) approached via an up and over entrance door and having light and power points, UPVC window and a part double glazed UPVC panelled door to the rear garden.



### 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

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.