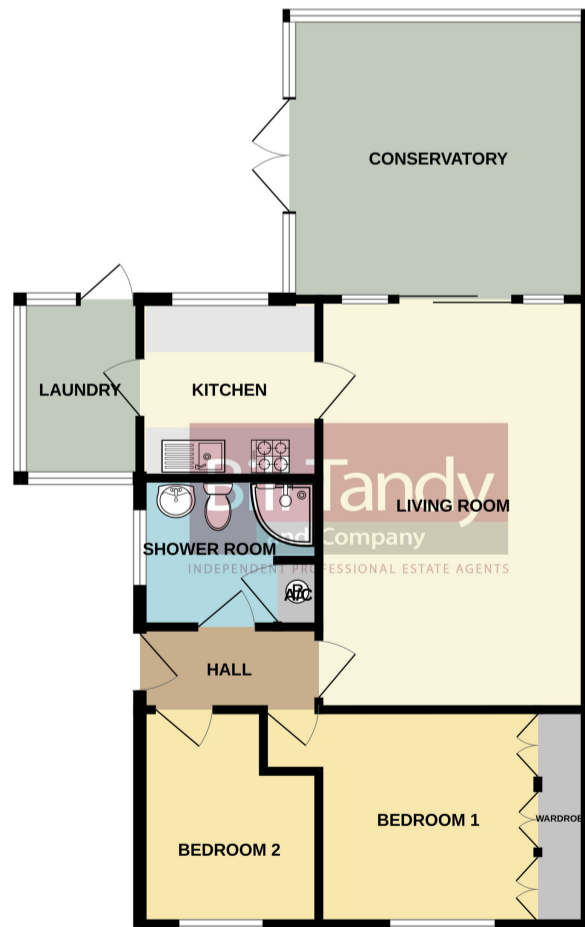




GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
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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**8 Browning Road, Burntwood,  
Staffordshire, WS7 9BH**

**£299,000 Freehold**

Offered with no onward chain, this beautifully presented two-bedroom detached bungalow is situated in a highly sought-after cul-de-sac, exclusively comprising similar bungalows, offering a peaceful and desirable setting. The property benefits from a convenient location, providing excellent access to a wide range of local amenities, including shopping and leisure facilities at Swan Island, well-regarded schools, doctors' surgeries, and excellent public transport links. Set back from the road, the property boasts a generous frontage with a tarmac driveway complemented by attractive block-paved edging. A further pebbled area provides additional off-road parking if required. The driveway leads to a gated carport and a private, enclosed rear garden. The accommodation is well-proportioned and thoughtfully arranged, comprising: A welcoming reception hall Two spacious bedrooms A comfortable living room A good-sized conservatory overlooking the garden A contemporary shower room A fitted kitchen with a separate utility area.



**RECEPTION HALL**

approached via a UPVC opaque double glazed front entrance door with matching UPVC opaque double glazed side panel and having modern wood effect flooring, ceiling light point, radiator, smoke detector, carbon monoxide detector, loft access hatch and doors to further accommodation.

**LOUNGE**

5.50m x 3.60m (18' 1" x 11' 10") having a continuation of the modern wood effect flooring, focal point feature brick built fireplace with raised inset gas fire with real flame coal effect, two ceiling light points, two radiators, UPVC double glazed sliding doors opening into the rear conservatory and door to kitchen.

**KITCHEN**

2.40m x 2.40m (7' 10" x 7' 10") having monochromatic tiled flooring, work benches to either side, modern wood effect base and wall mounted cupboards, complementary roll top work surface, tiled splashbacks, inset sink and drainer with mono mixer tap, inset four burner gas hob with overhead extractor and oven and grill below, space and plumbing for dishwasher, space for fridge and freezer, UPVC double glazed window to rear, ceiling light point and UPVC opaque double glazed door with matching UPVC opaque double glazed side panel opening to the laundry/conservatory.

**LAUNDRY/CONSERVATORY**

2.40m x 1.60m (7' 10" x 5' 3") having modern wood effect flooring, ceiling light point, power and plumbing for washing machine and tumble dryer, half height UPVC panelling, UPVC double glazed windows and UPVC opaque double glazed windows on three sides and UPVC double glazed entrance door leading out to the rear patio area.

**BEDROOM ONE**

4.20m max (3.60m min) x 2.90m (13' 9" max 11'10" min x 9' 6") having large UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes to one wall.



**BEDROOM TWO**

2.90m x 2.40m max (1.80m min) (9' 6" x 7' 10" max 5'11" min) having UPVC double glazed window to front, ceiling light point and radiator.

**MODERN SHOWER ROOM**

having tiled flooring, contemporary ceramic tiling to walls, white suite comprising wall mounted wash hand basin, low level W.C. and enclosed corner shower cubicle with glazed sliding door entrance and mains plumbed shower fitment, recessed downlights, UPVC opaque double glazed window to front, wall mounted mirrored cabinet, heated towel rail and airing cupboard housing the Worcester combination boiler.

**UPVC DOUBLE GLAZED CONSERVATORY**

4.00m x 3.80m (13' 1" x 12' 6") having tiled floor, polycarbonate roof, brick built wall to one side with high level UPVC opaque double glazed windows, UPVC double glazed double French doors leading out to the rear patio area, plumbed-in radiator, various power points and three wall light points.



**OUTSIDE**

The property is set back from the road with a tarmac driveway having tasteful block paved edging leading up to the gated car port, and a pebbled area which could be used as additional parking if needed. Iron gates open to the car port and leads to the rear. To the rear of the property is a fence enclosed garden having paved patio area, additional paved seating area, lawn, mature bedding plant border and conifer tree screening to the rear.

**COUNCIL TAX**

Band C.

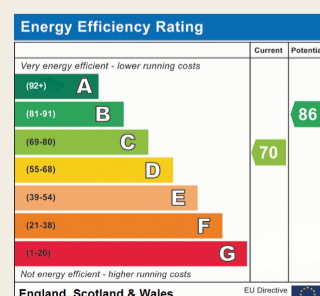
**FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



**ANTI-MONEY LAUNDERING AND ID CHECKS**

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



**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, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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.