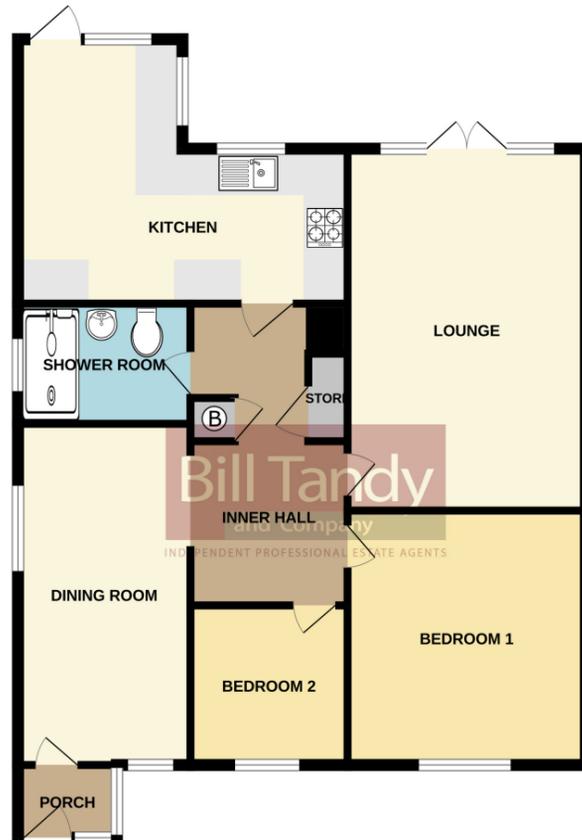




GROUND FLOOR



31 BRACKEN CLOSE, BURNWOOD WS7 9DB

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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## 31 Bracken Close, Burntwood, Staffordshire, WS7 9BD

### £290,000 Freehold NO CHAIN

A fantastic opportunity to acquire a spacious two-bedroom detached bungalow, ideally positioned within a prime residential setting close to the excellent shopping and lifestyle amenities at Swan Island. Offered to the market with no onward chain, this property presents an ideal purchase for those seeking convenience, comfort, and privacy. The bungalow benefits from UPVC double glazing and gas-fired central heating, ensuring modern comfort throughout. A particular highlight of the home is the generously sized, widening rear garden, enjoying a desirable southerly aspect and a high degree of privacy — perfect for outdoor relaxation. Internally, the well-planned accommodation comprises a porch entrance leading into a dining hall, inner hall, comfortable lounge, extended breakfast kitchen, two double bedrooms, and a fitted shower room. Situated along Bracken Close, the property also offers plentiful off-road parking and viewing is strongly encouraged.



#### ENCLOSED ENTRANCE PORCH

approached via a part obscure double glazed UPVC entrance door with obscure side panel and window to side, contemporary wooden flooring, and obscure glazed wooden entrance door to dining hall.

#### DINING HALL

5.2m x 2.4m (17' 1" x 7' 10") with UPVC double glazed dual aspect windows to front and side (obscured), radiator and opening through to;

#### INNER HALLWAY

with loft access hatch, with built-in airing housing the Ideal combination central heating boiler, further useful storage cupboard, radiator and doors leading off to:

#### LOUNGE

5.4m x 3.6m (17' 9" x 11' 10") with UPVC double glazed double French doors with matching side windows leading to the rear garden, focal point feature living flame effect gas fire with raised marble heath and mantle, three wall light points, two radiators,

#### EXTENDED BREAKFAST KITCHEN

4.8m max & 2.4m min (15' 9" & 7' 10") 3.6m max x 2.4m min (11' 10" x 7' 10")

An 'L' shaped extended kitchen having a range of modern shaker style units with matching wall and base units, roll top work surfaces, part ceramic wall tiling, inset one and a half bowl stainless steel sink unit and drainer, four ring gas hob with overhead extractor, eye level oven and grill, space for free standing fridge freezer, space for under counter slim line dishwasher, space and plumbing for washing machine and tumble dryer, three UPVC double glazed windows, two to rear and one to side, and upvc double glazed door leading out to the rear decking area, two ceiling light points, radiator and contemporary slate effect LVC flooring,

#### BEDROOM ONE

3.8m x 3.6m (12' 6" x 11' 10") with UPVC double glazed



window to front and radiator.

#### BEDROOM TWO

3m x 2.4m (9' 10" x 7' 10") with UPVC double glazed window to front and radiator.

#### SHOWER ROOM

2.4m x 1.6m (7' 10" x 5' 3") having a white suite comprising low lip double shower with glazed splash screen and mains fed shower, wash hand basin with high gloss cabinet, low level W.C., complementary tiled flooring, aqua-boarding to walls, obscure UPVC double glazed window to side, stainless steel heated towel rail.

#### OUTSIDE

The property sits back from the road behind an extensive block paved driveway providing plentiful parking with block paved ramp to the front entrance door, shaped lawned side garden with mature herbaceous border, paved pathway to side access with gate leading to the rear garden.

Fabulous sized widening fenced enclosed rear garden with paved patio area, raised decked area ideal for outdoor seating, lawned area with mature shrubs and bushes, good sized summer house and room for shed.



#### FURTHER INFORMATION

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

#### COUNCIL TAX

Council TAX - C

#### 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 prior to a sales memorandum being issued. This charge is non-refundable.

#### BURNTWOOD

The Staffordshire town of Burntwood lies on the edge of



Cannock Chase forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.

The historic city of Lichfield, with its three-spired medieval cathedral is approximately 4 miles away, which offers a more diverse range of shopping and leisure facilities with market square and Garrick Theatre and holds the renowned Arts Festival and Shakespeare in the Park each year. The towns of Stafford and Burton on Trent are also within easy reach with excellent commuter links, as is vibrant Birmingham with its cosmopolitan blend of culture and lively arts scene.

#### 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.