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**Brooklyn Road | Burntwood | WS7 4SJ**

**Offers In The Region Of £349,950**

 **Webbs**  
estate agents

## Summary

\*\* NO CHAIN \*\* DECEPTIVELY SPACIOUS DETACHED BUNGALOW \*\* POPULAR LOCATION \*\* DETACHED GARAGE \*\* WORKSHOP \*\* VIEWING ADVISED \*\* OUTSTANDING POTENTIAL \*\* THREE BEDROOMS \*\* SPACIOUS BATHROOM \*\* LOUNGE \*\* DINING ROOM \* CONSERVATORY \*\*

WEBBS ESTATE AGENTS have the pleasure of offering this well-loved detached bungalow, occupying a lovely plot and offering outstanding potential. Being deceptively spacious and in need of slight upgrading. Ideally located on the edge of Burntwood, being a short walk to the countryside, bus routes and all local amenities.

## Key Features

- NO CHAIN
- VIEWING ADVISED
- THREE BEDROOMS & BATHROOM
- LOUNGE, DINING ROOM & CONSERVATORY
- WORKSHOP
- DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS
- BREAKFAST KITCHEN
- GARAGE & STORE
- GARDEN, CARPORT & DRIVEWAY

## Rooms and Dimensions

**AWAITING VENDOR APPROVAL**

**PORCH**

**THROUGH HALLWAY**

**LOUNGE**

15'10" x 11'11" (4.84m x 3.64m)

**DINING ROOM**

15'10" x 6'5" (4.84m x 1.96m)

**BREAKFAST KITCHEN**

18'1" x 10'8" (5.53m x 3.26m)

**CONSERVATORY**

15'10" x 13'9" (4.84m x 4.20m)

**BEDROOM ONE**

13'10" x 10'3" (4.22m x 3.14m)

**BEDROOM TWO**

10'7" x 8'8" (3.25m x 2.66m)

**BEDROOM THREE**

10'7" x 5'9" (3.25m x 1.76m)

**BATHROOM**

**DETACHED GARAGE**

19'1" x 8'5" (5.83m x 2.58m)

**STORAGE ROOM**

9'7" x 8'5" (2.93m x 2.58m)

**WORKSHOP**

20'10" x 7'1" (6.37m x 2.18m)

**GARDENS**

**GENEROUS DRIVEWAY**

**Identification Checks (R)**





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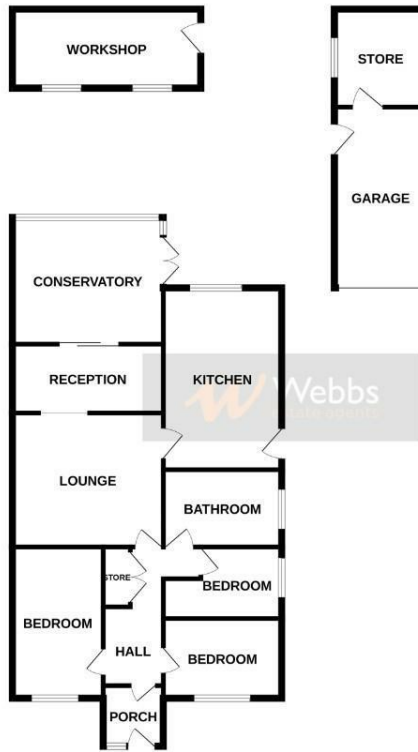


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GROUND FLOOR



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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - Yearly energy costs</p> <p>100-150 <b>A</b></p> <p>150-200 <b>B</b></p> <p>200-250 <b>C</b></p> <p>250-300 <b>D</b></p> <p>300-350 <b>E</b></p> <p>350-400 <b>F</b></p> <p>400-450 <b>G</b></p>		<p>Key Annual CO<sub>2</sub> Emissions - Yearly CO<sub>2</sub> emissions</p> <p>10-20 <b>A</b></p> <p>20-30 <b>B</b></p> <p>30-40 <b>C</b></p> <p>40-50 <b>D</b></p> <p>50-60 <b>E</b></p> <p>60-70 <b>F</b></p> <p>70-80 <b>G</b></p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	