

Asking Price £325,000

Jayman  
www.jayman.co.uk

Estate Agents



**Park Avenue**

Burntwood, WS7 0EG



# Park Avenue, Burntwood, WS7 0EG

Jayman present for sale this beautifully presented two-bedroom bungalow, perfectly positioned in the highly sought-after area of Burntwood - just a stone's throw from Chasewater Country Park.

Bursting with charm and thoughtfully designed throughout, this delightful home offers a modern lifestyle in a peaceful setting. Inside, you'll find a contemporary fitted kitchen, a handy separate utility room with WC, a spacious lounge that flows seamlessly into a bright and airy conservatory - the perfect spot to relax or entertain. There are two bedrooms, along with a versatile dressing room that could be adapted to suit your needs.

Step outside and you'll be greeted by a beautifully landscaped, private garden that's ideal for enjoying those sunny days. To the front, a sleek, modern driveway provides ample off-road parking for multiple vehicles.

This is a home that truly ticks all the boxes - style, space, and a prime location. Early viewing is highly recommended to appreciate everything this gem has to offer!

## Porch/Hallway

With doors leading to;

## Bedroom 1 16'11" x 10'9" (5.16 x 3.3)

Double bedroom with 2 windows to fore.

## En-Suite

Wet room with W/C and hand basin.

## Dressing Room 9'4" x 6'7" (2.87 x 2.01)

With fitted hanging rails.

## Kitchen/Diner 11'5" x 13'5" (3.5 x 4.09)

Fitted kitchen with integrated cooker, hob and extractor above. Plumbing for appliances and space for fridge/freezer.

## Utility/WC 5'4" x 8'4" (1.65 x 2.55)

Wc with space for appliances and plumbing for washing machine.

## Bedroom 2 7'4" x 12'0" (2.25 x 3.66)

Single bedroom with window to rear.

## Lounge 8'9" x 12'4" (2.68 x 3.77)

Good sized lounge being open plan leading to conservatory.

## Conservatory 21'11" x 12'4" (6.7 x 3.78)

With wrap-around doors leading to garden.

## Outside

With paved driveway to the front and landscaped garden to the rear.

## About Burntwood

Located in the heart of Staffordshire, Burntwood is a popular and well-connected town that offers the perfect balance of suburban tranquility and convenient access to nearby cities. Nestled between Lichfield and Cannock, Burntwood benefits from a semi-rural setting with a strong sense of community, making it an ideal location for families, professionals, and retirees alike.

The town boasts a range of local amenities, including supermarkets, independent shops, restaurants, and cafés, as well as reputable primary and secondary schools, medical centres, and leisure facilities. Burntwood also enjoys easy access to Chasewater Country Park, a scenic outdoor space with a lake, walking trails, and wildlife – perfect for nature lovers and outdoor enthusiasts.

With excellent transport links, Burntwood offers convenient access to the A5, M6 Toll, and M6, making it easy to reach Birmingham, Lichfield, Walsall, and beyond. Nearby train stations in Lichfield provide direct services to Birmingham and London, further enhancing the town's appeal for commuters.

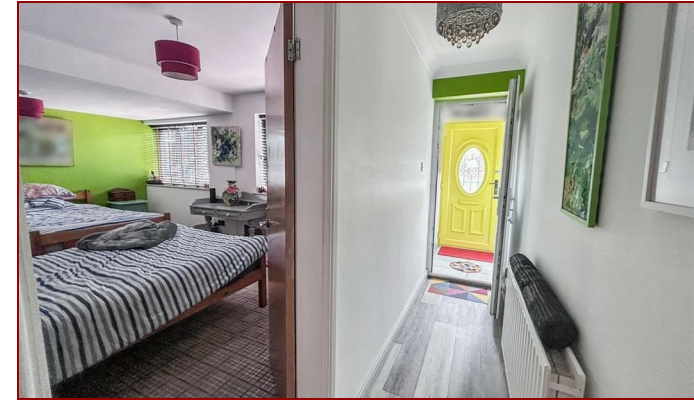
Combining countryside charm with practical living, Burntwood is a sought-after location that continues to grow in popularity.

## Looking to sell your home?

Our dedicated team is here to make the process smooth, stress-free, and successful.

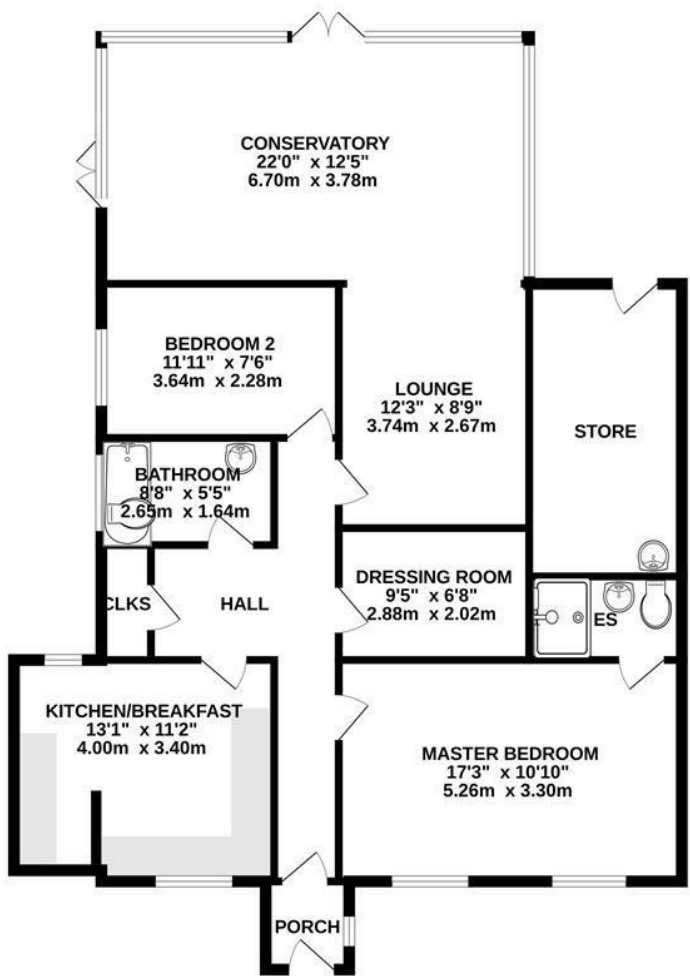
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



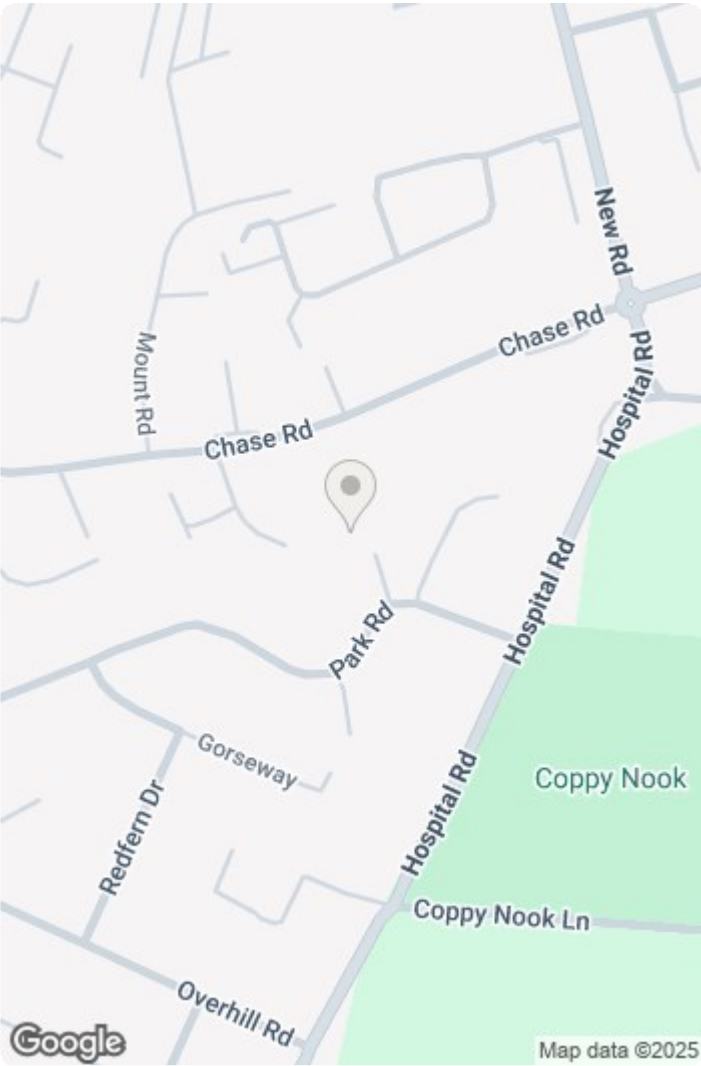
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GROUND FLOOR  
1207 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>			70-80 <b>C</b>		
59-69 <b>D</b>			59-69 <b>D</b>		
48-58 <b>E</b>			48-58 <b>E</b>		
37-47 <b>F</b>			37-47 <b>F</b>		
26-36 <b>G</b>			26-36 <b>G</b>		
Below 25 <b>Below Minimum</b>			Below 25 <b>Below Minimum</b>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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