



**2 Bed  
Bungalow - Detached  
located in**

  
**REDSTONES**  
The Property Experts

Slade Avenue  
Burntwood  
WS7 2EL



## Offers Over £245,000

A detached two bedroom bungalow in a sought after location. The accommodation comprises of an entrance hall, lounge, fitted kitchen, two bedrooms, shower room and converted garage. The property benefits from gas central heating, UPVC double glazed windows, enclosed rear garden and block paved driveway.

### Hallway

UPVC double glazed door to front, carpet, radiator, doors off.

### Lounge

15'8" x 13'9"

UPVC double glazed window to rear, carpet, radiator, feature fire place, access to kitchen.

### Kitchen

8'6" x 5'10"

UPVC double glazed window and frosted UPVC double glazed door to rear, vinyl flooring, chrome towel radiator, tiled walls, various wall units, wood effect rolled edge work surface with cupboards and drawers under, inset stainless steel sink, integrated electric oven and fitted four ring hob with extractor over, appliance space, fridge, microwave.

### Bedroom One

13'9" x 11'5"

UPVC double glazed window to front, carpet, radiator, fitted wardrobes and dresser.

### Bedroom Two

10'9" x 9'10"

UPVC double glazed window to front, carpet, radiator.

### Shower Room

6'2" x 5'2"

Frosted UPVC double glazed window to side, vinyl flooring, chrome towel radiator, vanity WC and wash hand basin, shower cubicle with tiled walls and mixer shower.

### Converted Garage

16'4" x 7'10"

UPVC frosted double glazed door and window to front, UPVC frosted double glazed door to rear, UPVC double glazed window to rear, concrete floor, various cupboards and worksurface, wall mounted ideal boiler, dryer, gas and electric meters.

### Outside

Block paved driveway with raised beds, various bushes and shrubs.

Enclosed rear garden with patio, lawn, various bushes, shrubs, plants and gated access to front.

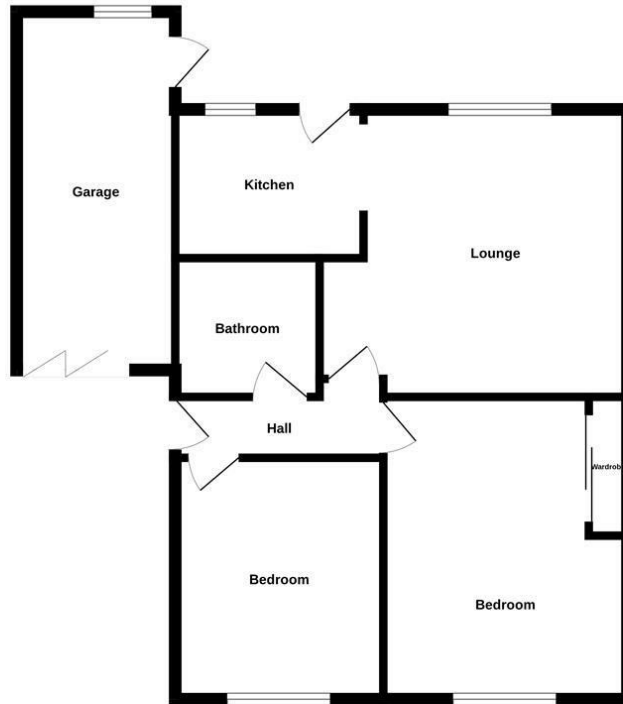








## Ground Floor



36 Slade Avenue Ws7 2el

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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