

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Scholars Gate

Burntwood, WS7 9EE

£1,000 PCM



AVAILABLE TO LET - A well presented Old School House Conversion, which forms part of the former "Burntwood Primary School". The property has the benefit of gas fired central heating and in brief comprises: entrance hall, guest cloakroom, fitted kitchen with appliances, lounge with feature fireplace, two double bedrooms, bathroom, communal gardens and ample off road parking. - Deposit: £1,096



**PORCH**  
having a feature wooden entrance door with double glazed side window, radiator, tiled floor and cupboard containing the electric fuse box.

**HALL**  
having a door from the Porch, radiator, understairs storage cupboard with shelving & light point, stairway with spindle balustrade to the first floor.

**LOUNGE**  
having a sealed unit double glazed window, double panel radiator, living flame gas fire set within an imitation stone fireplace with marble hearth & back, laminate floor, dado rail and TV aerial point.

**CLOAKROOM**  
fitted with a low level W.C., pedestal hand basin, tiled splashback.

**KITCHEN**  
fitted with a range of matching base, drawer and wall mounted units, bottle rack, extensive work surface incorporating a 1 1/2 bowl sinktop & drainer, Neff 4 ring electric hob with oven beneath, slimline dishwasher, washer/dryer, fridge freezer, ceramic tiled splashback, radiator, laminate floor and sealed unit double glazed windows.

**LANDING**  
with exposed beams and airing cupboard with hot water cylinder & shelving.

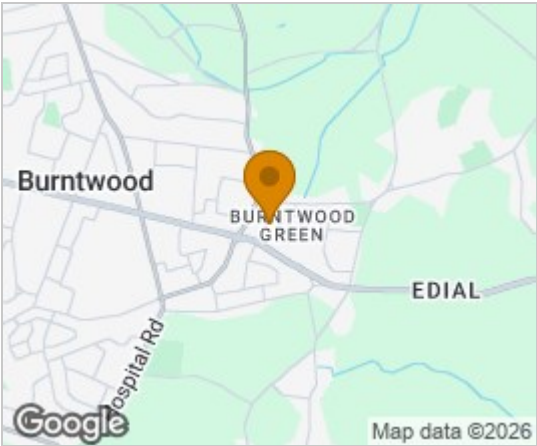
**BEDROOM 1**  
having a sealed unit double glazed window, sealed unit double glazed skylight, double panel radiator and exposed beams.

**BEDROOM 2**  
with two sealed unit double glazed windows, double panel radiator, part tiled floor and exposed beams.

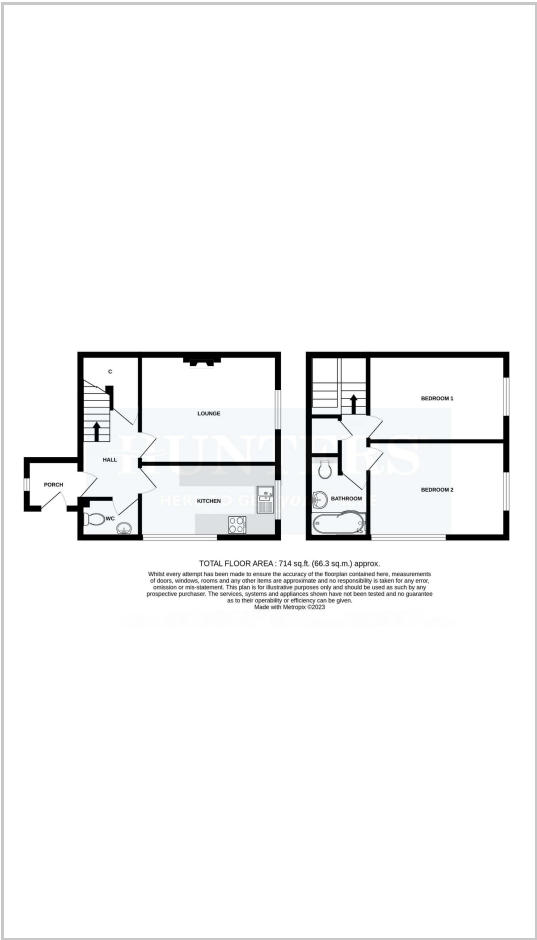
**BATHROOM**  
fitted with a white suite incorporating a p'shaped bath with Triton T80 shower & screen above, hand basin, low level W.C., ceramic tiled splashback, ceramic tiled floor, chrome towel rail, inset ceiling spotlights and sky light window.

**OUTSIDE**  
Outside there are communal gardens with drying area and ample off road parking with wrought iron double gates.

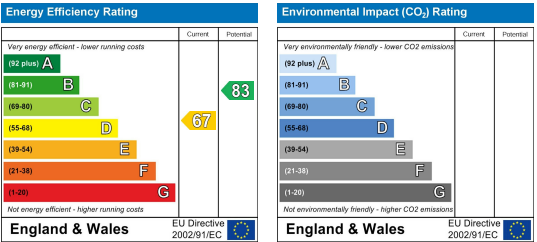
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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