



## Woodland Way

Burntwood, WS7 4UP

£1,000 Per Calendar Month



**\*\*AVAILABLE TO LET\*\*** Hunters Burntwood are pleased to offer this three bedroom end terraced house which has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: entrance hall, lounge, fitted kitchen, dining area, utility, landing, three bedrooms, bathroom, detached garage & gardens to front, side and rear.



## PORCH

with a sealed unit double glazed front door, sealed unit double glazed side window and sealed unit double glazed door to the lounge.

## LOUNGE 15'8" x 14'8" (4.78 x 4.47)

having a sealed unit double glazed front window, TV aerial socket, radiator, electric fire and stairway to the first floor.

## KITCHEN DINER 14'7" x 9'4" and 8'4" x 5'7" (4.44 x 2.84 and 2.54 x 1.70)

fitted with a range of matching base, drawer & wall mounted units, work surfaces incorporating a stainless steel sinktop oven & hob with extractor hood above, space for a fridge freezer, tiled splash backs, radiator. sealed unit double glazed window to utility, sealed unit double glazed rear window.

## UTILITY ROOM 5'8" x 5'3" (1.73 x 1.60)

with work surfaces, tiled floor and space & plumbing for an automatic washing machine.

## LANDING

having a sealed unit double glazed side window, airing cupboard with Vaillant combi boiler and ceiling hatch to the roof space.

## BEDROOM 1 14'11" x 8'7" (4.55 x 2.62)

having a sealed unit double glazed front window and radiator.

## BEDROOM 2 10'9" x 8'7" (3.28 x 2.62)

with a sealed unit double glazed rear window and radiator.

## BEDROOM 3 8'2" x 5'10" (2.49 x 1.78)

having a sealed unit front window and radiator.

## BATHROOM

fitted with a white suite incorporating a panel bath with electric shower, pedestal hand basin, low flush W.C., wall panelling, chrome towel radiator, extractor fan and sealed unit double glazed rear window.

## GARAGE 14'7" x 11'4" (4.44 x 3.45)

having an up & over entrance door.

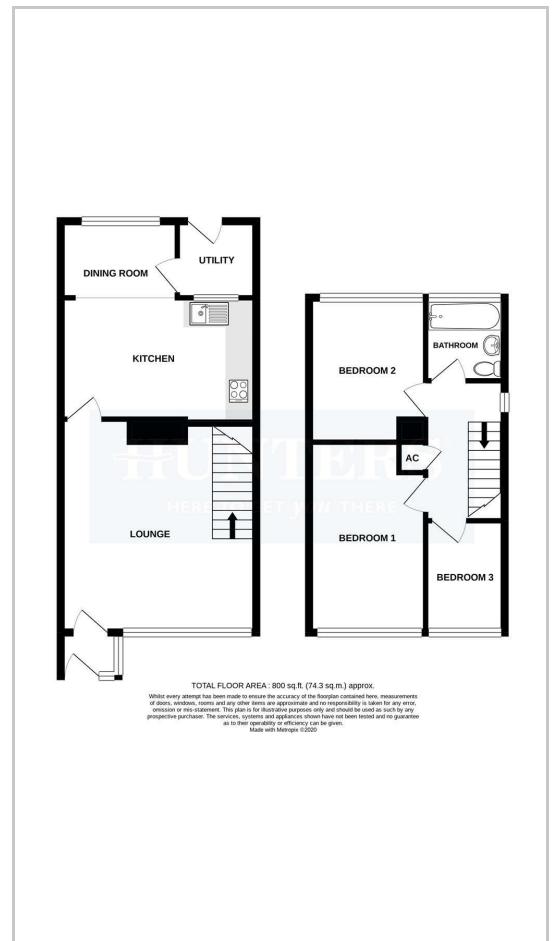
## OUTSIDE

To the front the property is set behind a hedge, lawn garden, shared pathway to the front. To the rear of the property is a brick paved patio area with a lawn alongside and enclosed by fencing.

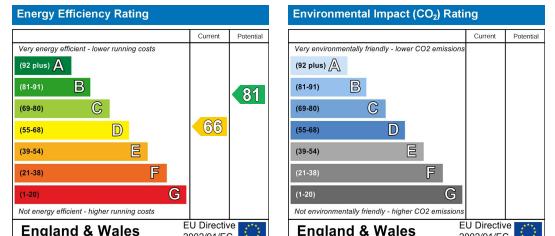
## Area Map



## 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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.