

HUNTERS®

HERE TO GET *you* THERE



Whitehorse Road

Brownhills, WS8 7PG

£230,000



Council Tax: B



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- SHOWER ROOM
- SEALED UNIT DOUBLE GLAZING
- IN NEED OF SOME IMPROVEMENT
- LOUNGE, SEPARATE DINING ROOM
- EXTENDED KITCHEN
- GAS RADIATOR CENTRAL HEATING
- GARAGE, DRIVEWAY PARKING, ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer for sale this traditional semi detached house which is in need of some improvement. The property which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: porch, hall, dining room, lounge, conservatory, extended kitchen, landing, three bedrooms, shower room and garage. Outside is a front garden with driveway parking and enclosed rear garden.

NO UPWARD CHAIN

PORCH

with full height sealed unit double glazed front window with matching sliding door and light point.

HALL

having a sealed unit double glazed front entrance door, double panel radiator, cupboard containing the electric meter & fuse board, telephone point and stairway leading to the first floor.

DINING ROOM

11'1" x 10'11" (3.38m x 3.33m)

having a sealed unit double glazed rear patio window with sliding door to the conservatory, coal effect electric fire set within a feature wooden fire surround with marble hearth & back, two wall light points, double panel radiator and double door to the:

LOUNGE

12'8" (into bay) x 11'0" (3.86m (into bay) x 3.35m)

having a sealed unit double glazed front bay window, coal effect electric fire set within a marble fireplace, two wall light points and double panel radiator.

CONSERVATORY

9'1" x 8'4" (2.77m x 2.54m)

with sealed unit double glazed windows to sides and rear, sealed unit double glazed french doors, power points and laminate floor.

EXTENDED KITCHEN

14'0" x 8'2" max (4.27m x 2.49m max)

fitted with a range of base, drawer and wall mounted units, corner display shelving, work surfaces with inset One & a half bowl sink top & drainer, space for an electric oven, space & plumbing for an automatic washing machine, ceramic tiled splash backs, two sealed unit double glazed rear windows and sealed unit double glazed rear door.

LANDING

with sealed unit double glazed side window and ceiling hatch with retractable ladder giving access to the part boarded roof space with light point.

BEDROOM 1

13'3" x 9'11" (4.04m x 3.02m)

having a sealed unit double glazed front bay window, radiator and storage cupboard with shelving.

BEDROOM 2

11'1" x 10'11" (3.38m x 3.33m)

with a sealed unit double glazed rear window and radiator.

BEDROOM 3

8'1" x 7'0" (2.46m x 2.13m)

having a sealed unit double glazed front window, radiator and wall mounted Worcester gas combination boiler

SHOWER ROOM

fitted with a white suite incorporating a walk in double shower cubicle with mains rainfall shower & flexi hose, hand basin with cupboard beneath, low flush w.c, storage cupboard, ceramic tiled splash backs, ceramic tiled floor, chrome towel radiator and sealed unit double glazed rear window.

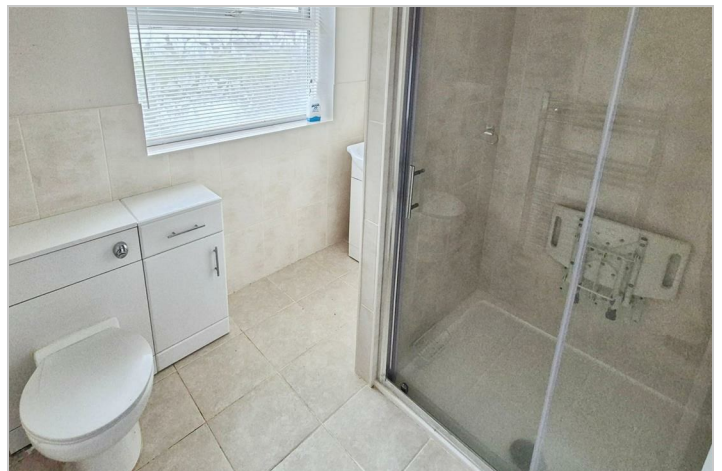
GARAGE

16'5" x 7'6" (5.00m x 2.29m)

with electric up & over entrance door, light point, under stairs storage cupboard and door to the kitchen.

OUTSIDE

The property is set back from the road behind a small brick wall & shrubs and has a brick paved drive providing access to the garage and front entrance. To the rear the garden is enclosed by fencing and is mainly paved with an external cold water tap.



A map snippet from Google Maps showing the location of Chasewater Country Park. The park is labeled in green text. A red location pin is placed on the park's boundary. To the north is Highfields Rd, and to the south is the A452 road. A body of water, Chasewater, is visible to the west. The map includes the Google logo and 'Map data ©2025' in the bottom left corner.

The floor plan shows a house with the following layout:

- Front Section:** A large **LOUNGE** and **DINING ROOM** area. The **KITCHEN** is located at the rear of this section, featuring a sink and stove. A **CONSERVATORY** is attached to the kitchen.
- Side Section:** A **GARAGE** is located to the right of the kitchen. A **HALL** provides access to the lounge, dining room, kitchen, and garage. A staircase labeled **C** leads to the upper floor.
- Rear Section:** A **LANDING** area with a staircase leading up. It provides access to three bedrooms: **BEDROOM 1**, **BEDROOM 2**, and **BEDROOM 3**. A **SHOWER ROOM** is also located in this section.

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/6/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2010/6/EC	

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