

HUNTERS[®]

HERE TO GET *you* THERE



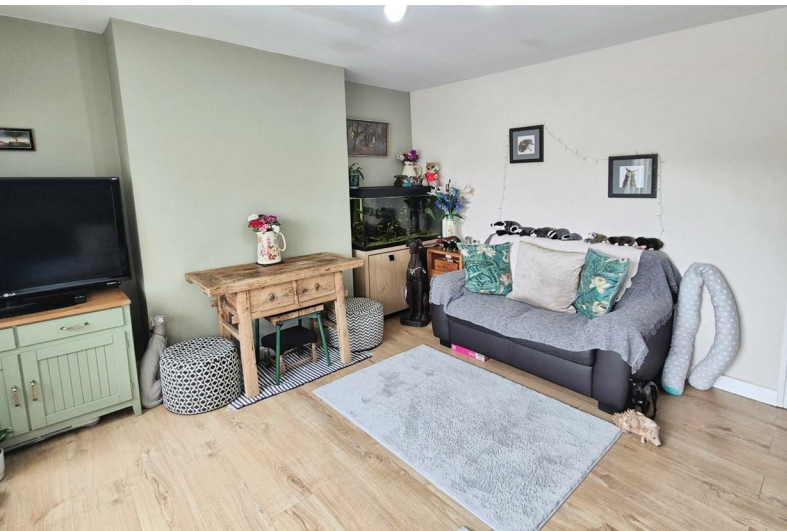
Hunter Avenue

Burntwood, WS7 9AQ

£225,000



Council Tax: B



- SEMI DETACHED HOUSE
- LOUNGE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN

- THREE BEDROOMS
- KITCHEN DINER WITH APPLIANCES
- SEALED UNIT DOUBLE GLAZING
- OFF ROAD PARKING TO THE FRONT
- FREEHOLD



ENTRANCE HALL

having a sealed unit double glazed side entrance door, laminate floor, storage cupboard and stairway to the first floor.

LOUNGE

14'2" x 12'4" (4.32m x 3.76m)

with a sealed unit double glazed front window, double panel radiator and laminate floor.

KITCHEN/DINER

14'2" x 9'4" (7'0" min) (4.32m x 2.84m (2.13m min))

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a sink top & drainer, 4 ring gas hob with cooker hood above, electric fan assisted oven, space & plumbing for an automatic washing machine, dresser unit with glass fronted display cabinets, double panel radiator, sealed unit double glazed rear patio window with sliding door and storage cupboard with light & power points.

LANDING

having a ceiling hatch to the roof space and the airing cupboard containing the Ideal Esprit Eco combi boiler and shelving

BEDROOM 1

14'2" x 9'8" (4.32m x 2.95m)

with a sealed unit double glazed rear window and 2 radiators.

BEDROOM 2

9'7" x 7'9" (2.92m x 2.36m)

with a sealed unit double glazed front window and radiator.

BEDROOM 3

9'7" (6'9" min) x 6'3" (2.92m (2.06m min) x 1.91m)

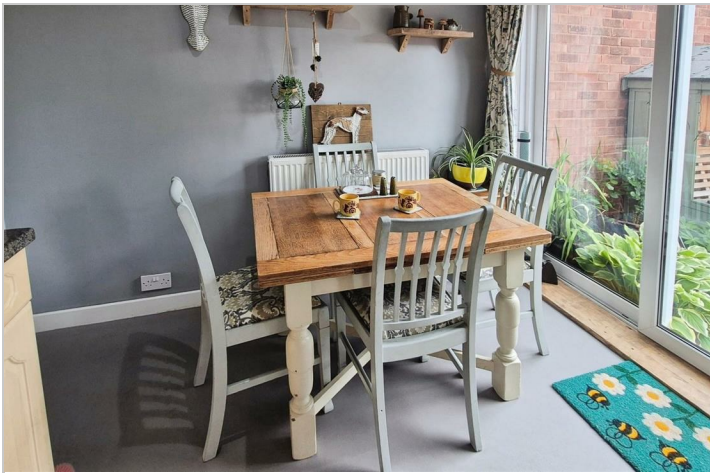
with a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath with a Brtstan Smile electric shower above, pedestal hand basin, low level W.C., full ceramic wall tiling, radiator, ceramic tiled floor and sealed unit double glazed side window.

OUTSIDE

To the front of the property is a gravel area suitable for off road parking and a shared drive alongside. The drive leads to the side entrance door and onto the rear of the property, where a gate gives access to the enclosed rear garden which has a paved patio area, lawned garden, fish pond and space for a garden shed.



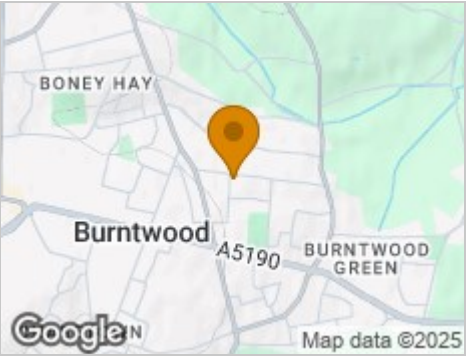
Road Map



Hybrid Map



Terrain Map



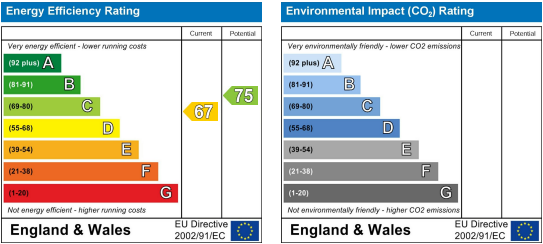
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

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.