

HUNTERS[®]

HERE TO GET *you* THERE



Hunter Avenue

Burntwood, WS7 9AF

Asking Price £210,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE FIREPLACE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- BRICK PAVED DRIVE

- THREE BEDROOMS
- KITCHEN
- SEALED UNIT DOUBLE GLAZING
- GARAGE
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this freehold semi detached house, which has the benefit of sealed unit double glazing and gas radiator central heating. The accommodation in brief comprises: side lobby, hall, lounge with feature fireplace, double glazed conservatory, fitted kitchen, landing, three bedrooms and bathroom. Outside there is driveway parking to the front, garage and enclosed rear garden.

SIDE LOBBY

having sealed unit double glazed doors to the front and rear, light point and tiled floor.

HALL

having a sealed unit double glazed side entrance door with sealed unit double glazed panel alongside, double panel radiator and stairway to the first floor.

KITCHEN

10'10" x 7'3" (3.30m x 2.21m)

fitted with a range of matching base, drawer and wall mounted units, round edge work surfaces incorporating a stainless steel sink top, space for a gas cooker, space for a fridge, space and plumbing for an automatic washing machine, ceramic tiled splashbacks, radiator and sealed unit double glazed front window.

LOUNGE

15,3" x 9'11" (13'0" max) (4.57m,0.91m x 3.02m (3.96m max))

having a sealed unit double glazed rear window, feature fireplace with inset Living Flame gas fire, 4 wall light points, and under stairs storage recess with double panel radiator.

LANDING

having a storage cupboard containing the Ideal Instant 24 combi boiler and shelving.

BEDROOM 1

15'4" x 10'2" (4.67m x 3.10m)

having a sealed unit double glazed rear window and radiator.

BEDROOM 2

10'3" x 8'7" (3.12m x 2.62m)

having a sealed unit double glazed front window and radiator.

BEDROOM 3

10'3" (7'10" min) x 6'6" (3.12m (2.39m min) x 1.98m)

having a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath with mixer tap shower attachment, mains shower and screen above, pedestal hand basin, low flush W.C., full ceramic wall tiling, towel radiator and sealed unit double glazed side window.

GARAGE

15'9" x 7'6" (4.80m x 2.29m)

having an up and over entrance door, cold water tap, light & power points.

OUTSIDE

to the front of the property is a double width brick paved drive providing parking for two cars and giving access to the garage and side lobby entrance door. To the rear, the garden is enclosed by fencing and has a paved patio with light point and has steps to

the lawned garden which has a barked play area beyond.



Road Map



Hybrid Map



Terrain Map



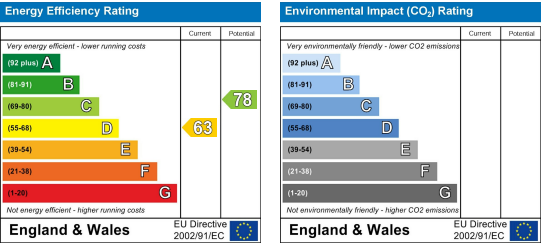
Floor Plan



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.