

HUNTERS®

HERE TO GET *you* THERE



Highfields

Burntwood, WS7 9DB

Asking Price £215,000



Council Tax: B



- IMMACULATELY PRESENTED MID TERRACE
- SPACIOUS LOUNGE
- FITTED KITCHEN WITH OVEN & HOB
- SEALED UNIT DOUBLE GLAZING
- FRONT GARDEN WITH PARKING SPACE
- TWO DOUBLE BEDROOMS
- DINING ROOM
- BATHROOM
- ELECTRIC HEATING
- ENCLOSED LOW MAINTENANCE REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Immaculately presented freehold mid terraced house, which is ideal for First Time Buyers and investors alike. The property is conveniently located within easy access of local schools & other amenities, together with good road links to Lichfield, Cannock and further via the M6 Toll road and the A5. The accommodation has the benefit of sealed unit double glazing, electric heating and in brief comprises: lounge, separate dining room, fitted kitchen, two double bedrooms and recently refitted shower room. Outside is a front garden with car parking space and enclosed low maintenance landscaped rear garden.

ACCOMMODATION

LOUNGE

15'7" x 12'1" (4.75m x 3.68m)

having a sealed unit double glazed front entrance door, sealed unit double glazed front window, TV aerial socket, 2 x Heatstore electric radiators, stairway with glass balustrade and storage cupboard beneath.

DINING ROOM

9'4" x 8'2" (2.84m x 2.49m)

having a sealed unit double glazed patio window with sliding door and Heatstore electric radiator.

KITCHEN

9'3" x 7'2" (2.82m x 2.18m)

fitted with a range of matching base, drawer and wall mounted units, work surface incorporating a 1 1/2 bowl sink top & drainer, 4 ring electric hob with cooker hood above, electric oven, space & plumbing for a washing machine, space for a fridge freezer, ceramic tiled splashback and sealed unit double glazed rear window.

LANDING

with the ceiling hatch to the roof space, airing cupboard containing the hot water cylinder & shelving and LVT flooring.

BEDROOM 1

12'5" (15'7" max) x 10'1" (3.78m (4.75m max) x 3.07m)

having a sealed unit double glazed front window, Heatstore electric radiator, built in double wardrobes with shelving and LVT flooring.

BEDROOM 2

10'2" x 9'2" (3.10m x 2.79m)

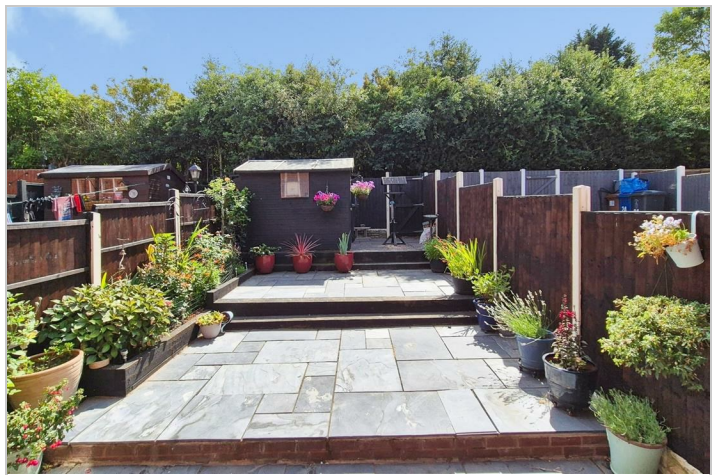
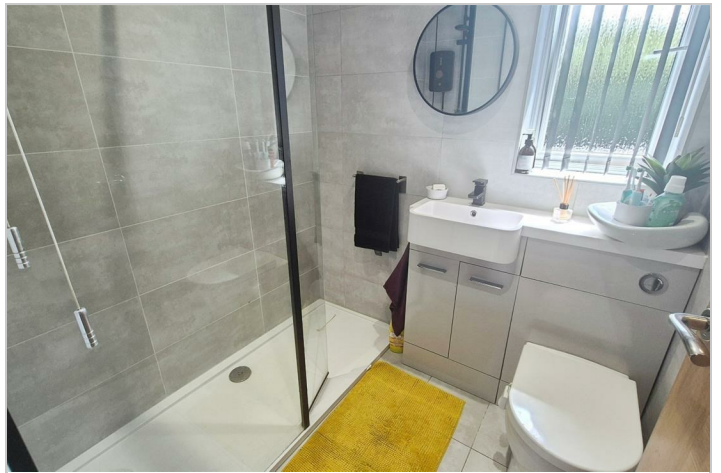
with sealed unit double glazed rear window, Hyco electric radiator and LVT flooring.

SHOWER ROOM

recently refitted with a white suite incorporating a walk in shower with Triton electric shower and glass screen, hand basin with cupboard beneath, low flush W.C., full ceramic wall and floor tiling, inset ceiling spotlights, extractor fan and sealed unit double glazed rear window.

OUTSIDE

To the front of the property is a brick paved parking space with lawn alongside. To the rear is a low maintenance garden which is enclosed by fencing and has slate paving, security light, raised flower beds, space for a shed and rear gate.



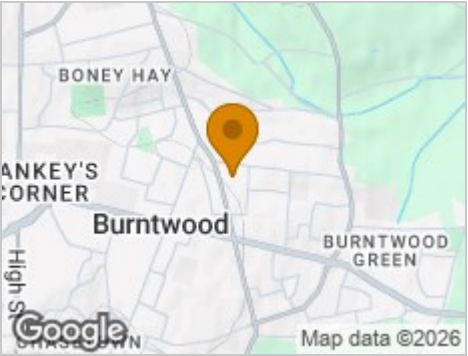
Road Map



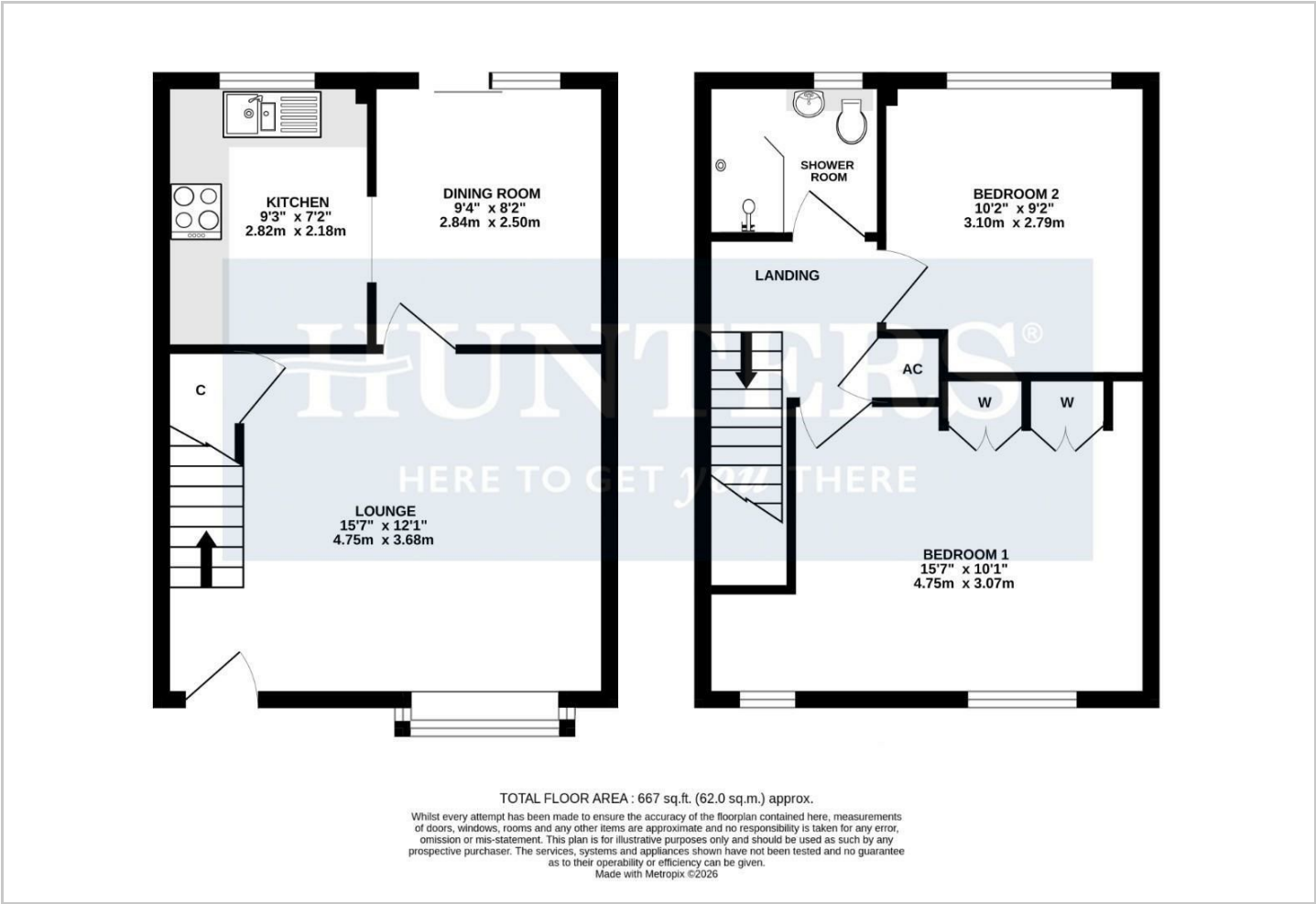
Hybrid Map



Terrain Map



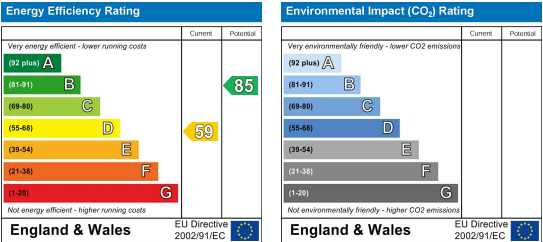
Floor Plan



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.