

HUNTERS[®]

HERE TO GET *you* THERE



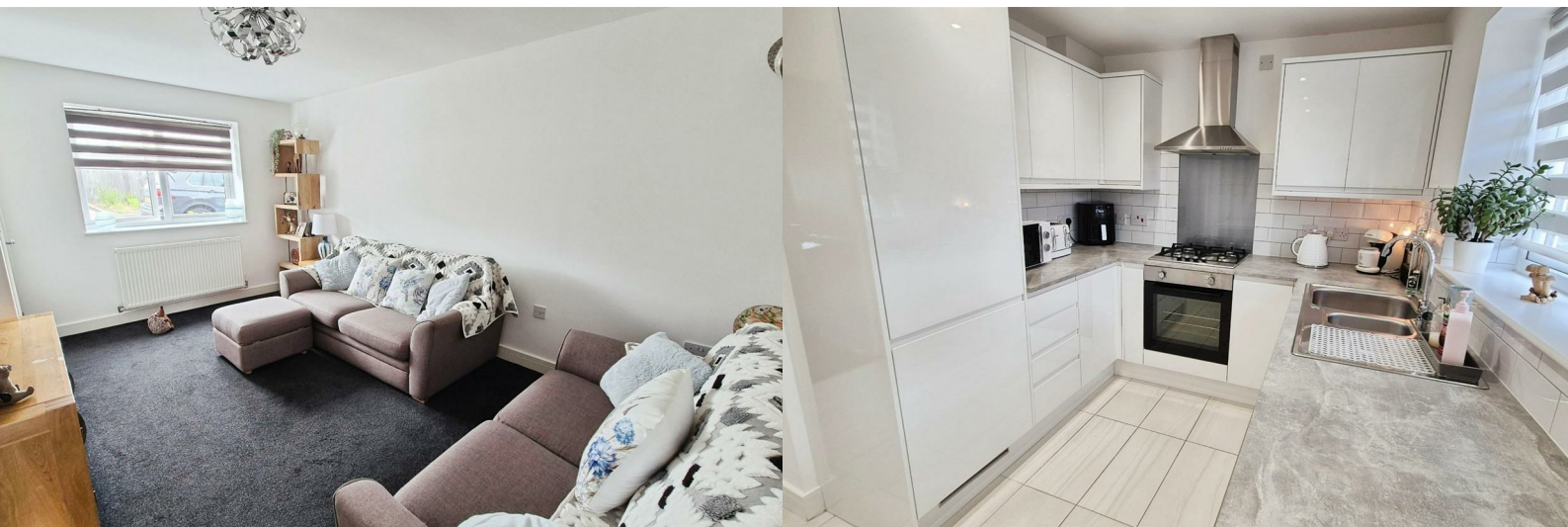
Sandown Close

Burntwood, WS7 2YU

£225,000



Council Tax: A



- END TERRACED HOUSE
- LOUNGE
- GUEST CLOAKROOM, BATHROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN DINER WITH APPLIANCES
- GAS RADIATOR CENTRAL HEATING
- ALLOCATED CAR PARKING SPACES
- FREEHOLD



Hunters Burntwood are pleased to offer For Sale this immaculately presented two bedroom end terraced house, situated in a small modern development of three homes at the head of the cul-de-sac. The property, which is available with no Upward Chain has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge, kitchen/diner with appliances, guest cloakroom, two double bedrooms and bathroom. Outside the property has driveway parking to the side and enclosed rear garden.

HALL

Having a sealed unit double glazed front entrance door, radiator, laminate floor and stairway leading off to the first floor.

LOUNGE

15'5" x 10'7" (4.70m x 3.23m)
having a sealed unit double glazed front window, double panel radiator and 2 TV aerial points.

KITCHEN DINER

13'8 x 7'11" (11'10" max) (4.17m x 2.41m (3.61m max))
fitted with a range of matching Hi Gloss fronted base, drawer and wall mounted units, work surfaces with 1 1/2 bowl stainless steel sink top & drainer, appliances incorporating an electric oven, four ring hob with cooker hood above, fridge freezer, dishwasher and space & plumbing for an automatic washing machine, inset ceiling spotlights, ceramic tiled floor, radiator, under stairs storage cupboard, sealed unit double glazed rear window and sealed unit double glazed rear door to the garden

GUEST CLOAKROOM

fitted with a white suite incorporating a low flush w.c., hand basin, radiator ceramic tiled floor and sealed unit double glazed side window.

LANDING

with ceiling hatch to the roof space, radiator and cupboard containing the Logic combination gas boiler.

BEDROOM 1

13'8" x 10'3" (4.17m x 3.12m)
with two sealed unit double glazed rear windows, TV socket and radiator.

BEDROOM 2

13'8" max x 9'11" (4.17m max x 3.02m)
with a sealed unit double glazed front window, radiator, TV socket and storage cupboard

BATHROOM

fitted with a white suite incorporating a bath with shower & screen above, hand basin with cupboards beneath, low flush W.C., chrome towel radiator, ceramic tiled splashbacks, inset ceiling spotlights, extractor fan and sealed unit double glazed side window,

OUTSIDE

Situated in a small development with a shared drive leading to a side drive providing parking for two cars & path to the front entrance. A gate at the side gives access to the wide enclosed rear garden, which has

patio with exterior plug sockets, light point and cold water tap, the patio extends to the rear past a lawned garden.



Road Map



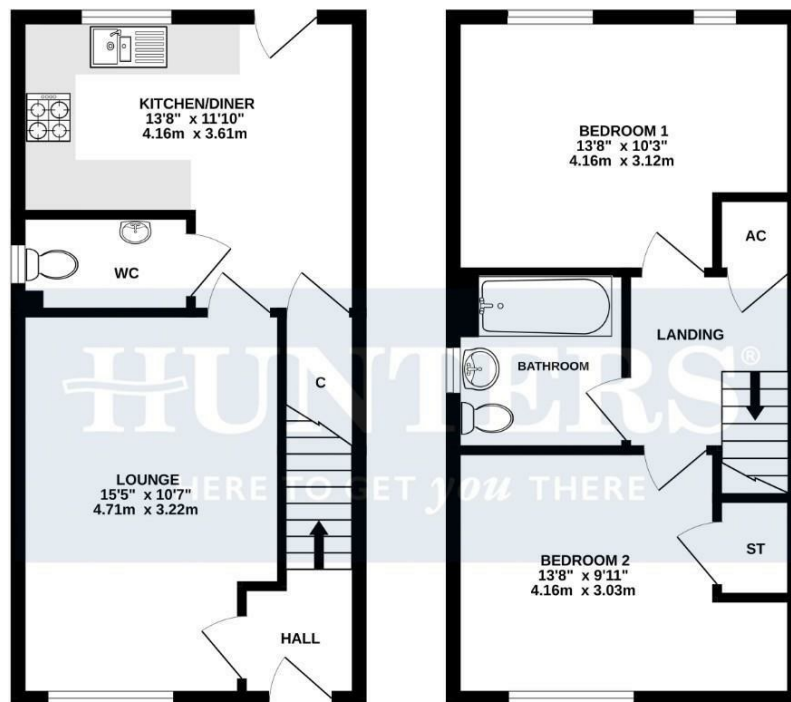
Hybrid Map



Terrain Map



Floor Plan



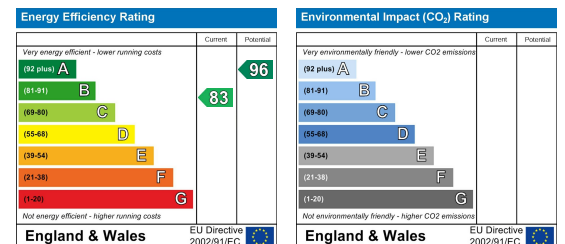
TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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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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.