

HUNTERS®

HERE TO GET *you* THERE



Moorhen Close

Brownhills, WS8 6EE

£230,000



Council Tax: C



- WELL PRESENTED END TERRACED HOUSE
- LOUNGE, CONSERVATORY
- GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- PARKING FOR TWO CARS
- THREE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented End Terraced House, which is situated close to local shops and amenities. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge, kitchen with oven & hob, guest cloakroom, conservatory, three bedrooms and bathroom. Outside the property has parking for two cars to the front and an enclosed rear garden.

HALL

having a raised panel front entrance door, tiled floor, radiator and stairs to the first floor.

LOUNGE

13'8" x 12'0"(max) (4.17m x 3.66m(max))
with a sealed unit double glazed front window, radiator, TV socket, telephone point, and under stairs storage cupboard.

KITCHEN

12'8" x 9'11" (3.86m x 3.02m)
fitted with a range of matching base, drawer and wall mounted units, wood grain work surface incorporating a 1 1/2 bowl sink top & drainer, 4 ring gas hob with cooker hood above, electric fan oven, space for fridge/freezer, plumbing for an automatic washing machine, Cupboard containing the gas combination central heating boiler, tiled splashbacks, double panel radiator and sealed unit double glazed rear patio window with sliding door leading to the:-

CONSERVATORY

9'4" x 8'0" (2.84m x 2.44m)
with sealed unit double glazed windows to the sides & rear, sealed unit double glazed French doors, tiled floor, electric heater and ceiling spotlights.

REAR LOBBY

having a sealed unit double glazed rear door, radiator and tiled floor.

GUEST CLOAKROOM

fitted with a low flush W.C., hand basin with cupboard beneath, radiator, extractor fan and tiled floor.

LANDING

having a storage cupboard with shelving and the ceiling hatch giving access to the roof space.

BEDROOM 1

12'3" x 8'9" (3.73m x 2.67m)
with a sealed unit double glazed rear window, radiator and double wardrobe with mirror sliding doors,

BEDROOM 2

9'9" x 8'9" (2.97m x 2.67m)
having a sealed unit double glazed front window and radiator.

BEDROOM 3

8'11" x 6'6" (2.72m x 1.98m)
having a sealed unit double glazed rear window and radiator.

BATHROOM

recently refitted and consisting of a shaped bath with mains rainfall shower & screen above, hand basin with cupboard beneath, low flush W.C., ceramic tiled splashbacks, inset ceiling spotlights, extractor fan, ceramic tiled floor and double glazed front window.

OUTSIDE

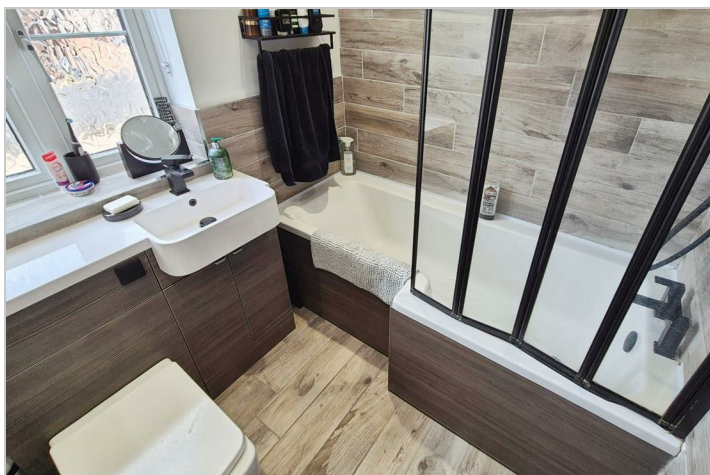
To the front of the property is driveway parking for two cars and path to the side of the property, giving access to the enclosed rear garden, which has a paved patio, lawned garden, further patio at the rear and space for a shed.

ADDITIONAL INFORMATION

We understand that there is a service charge of £260 per annum on the property. This is subject to confirmation by the vendors solicitors.

Hunters act as Sub Agents and due to legislation MoveWithUs (Appointed Selling Agents) are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £49 + VAT

Should an offer be accepted, this charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.



Road Map



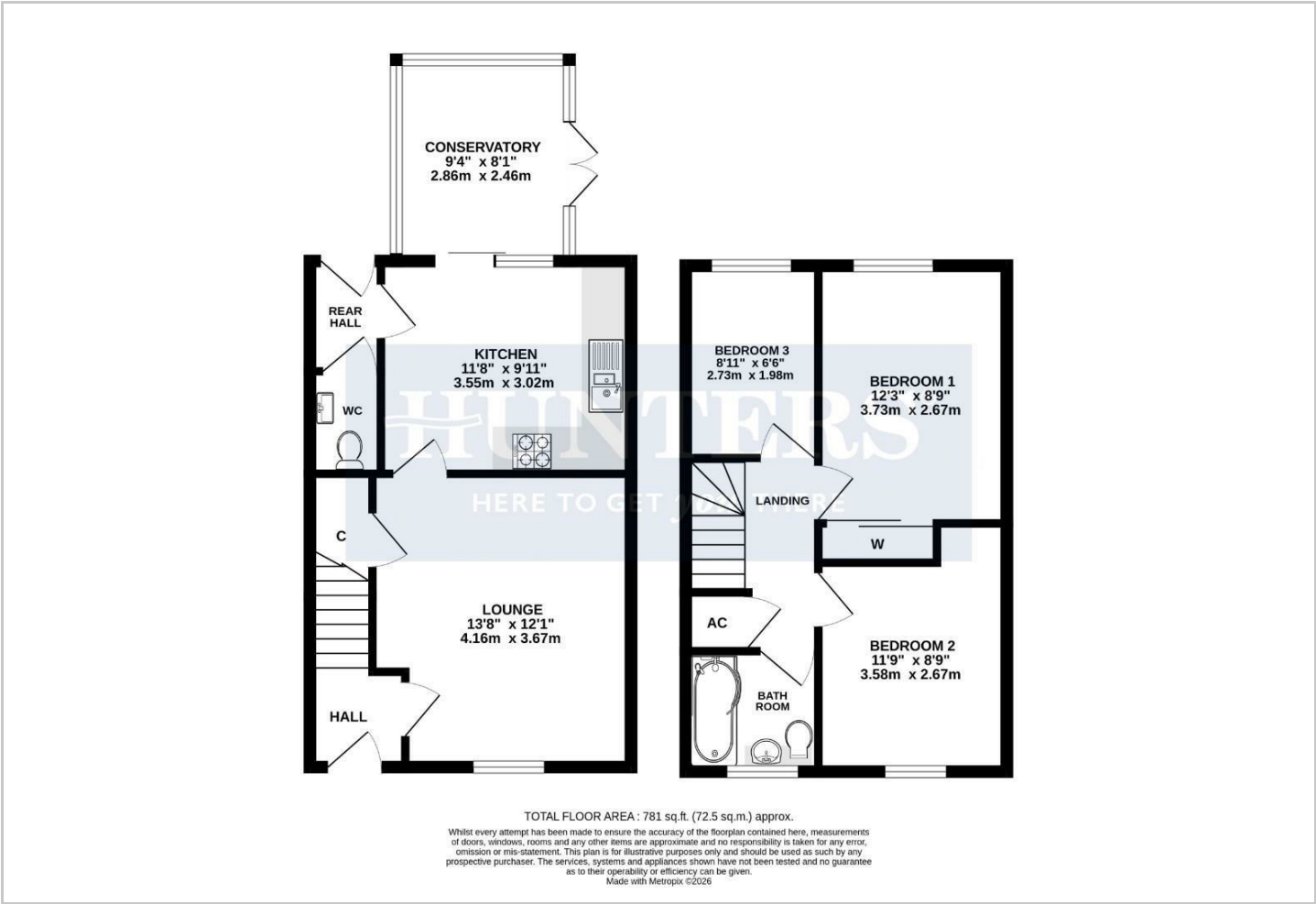
Hybrid Map



Terrain Map



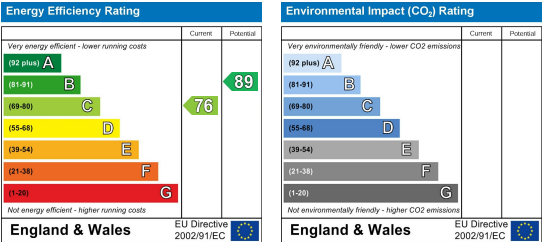
Floor Plan



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.