

HUNTERS®

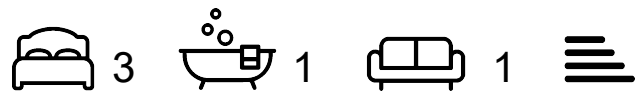
HERE TO GET *you* THERE



Lambert Drive

Burntwood, WS7 2DR

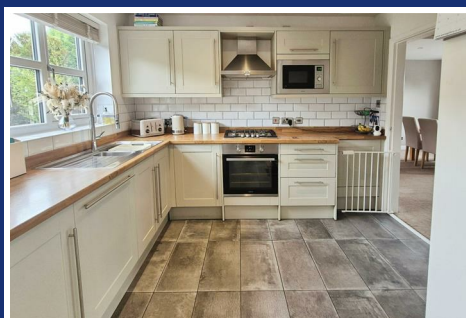
Asking Price £270,000



Council Tax: B



- WELL PRESENTED FREEHOLD SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER WITH FEATURE LOG BURNER
- UTILITY
- SEALED UNITV DOUBLE GLAZING
- DRIVEWAY PARKING
- THREE BEDROOMS
- EXTENDED KITCHEN WITH APPLIANCES
- FAMILY BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented Freehold semi detached house which presents an excellent opportunity for families and first-time buyers alike. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: hall, through lounge/diner with feature log burner, extended & fitted kitchen with appliances, utility, landing, three bedrooms and bathroom. Outside the property has off road parking and an enclosed rear garden with wooden gazebo, providing covered seating area with log burner ideal for all year round entertaining.

HALL

having a composite front entrance door with sealed unit double glazed window alongside, radiator, laminate floor and stairway to the first floor.

THROUGH LOUNGE/DINER

23'1" x 10'11" (10'0" min) (7.04m x 3.33m (3.05m min))

having a sealed unit double glazed front bow window, feature fireplace with inset log burner, tiled hearth & beam above, two radiators, T.V aerial points, Cable TV point and sealed unit double glazed rear French doors with Sealed unit double glazed windows alongside.

EXTENDED KITCHEN

14'4" x 9'11" (7'6"min) (4.37m x 3.02m (2.29mmin)) fitted with a range of matching base, drawer and wall mounted units, extensive wood effect work surfaces with inset one & a half bowl sink top with drainer & mixer tap, integrated appliances including a four ring gas hob with cooker hood above, fan assisted electric oven, microwave, dishwasher and fridge/freezer, ceramic tiled splash backs, contemporary radiator, ceramic tiled floor, inset ceiling spotlights, two sealed unit double glazed rear windows and sealed unit double glazed rear door.

UTILITY

11'7" x 7'4" (3.53m x 2.24m)

having a work surface with base unit below, space and plumbing for an automatic washing machine, radiator, storage shelving and door to the Garage/Store.

LANDING

with sealed unit double glazed side window, spindle balustrade and ceiling hatch with retractable ladder giving access to the part boarded roof space with light point.

BEDROOM 1

12'2" x 10'11" (3.71m x 3.33m)

having a sealed unit double glazed front window, radiator, TV aerial socket and inset ceiling spotlights.

BEDROOM 2

10'7" x 10'0" (10'11" max) (3.23m x 3.05m (3.33m max))

with a sealed unit double glazed rear window, radiator and inset ceiling spotlights.

BEDROOM 3

7'2" x 7'1" (2.18m x 2.16m)

with a sealed unit double glazed rear window, radiator and inset ceiling spotlights.

BATHROOM

fitted with a white suite incorporating a panel bath with mains shower & screen above, vanity unit with sink top & cupboards beneath, low flush w.c., ceramic wall tiling ceramic floor tiling, chrome towel radiator, extractor fan, inset ceiling spot lights, sealed unit double glazed front window and airing cupboard containing the Ideal gas combination boiler.

GARAGE/STORE

7'8" x 6'9" (2.34m x 2.06m)

with an up & over entrance door.

OUTSIDE

to the front of the property is a wide block paved drive which provides off road parking and access to the front entrance door. To the rear the garden is enclosed by fencing and has a paved patio area with exterior lighting and cold water tap, raised flower beds with steps to a bordered lawn and path to a covered seating area, with log burner and hard standing for a shed.



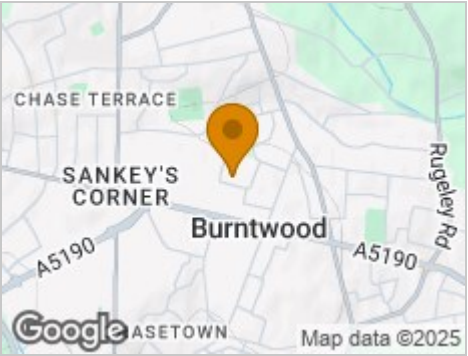
Road Map



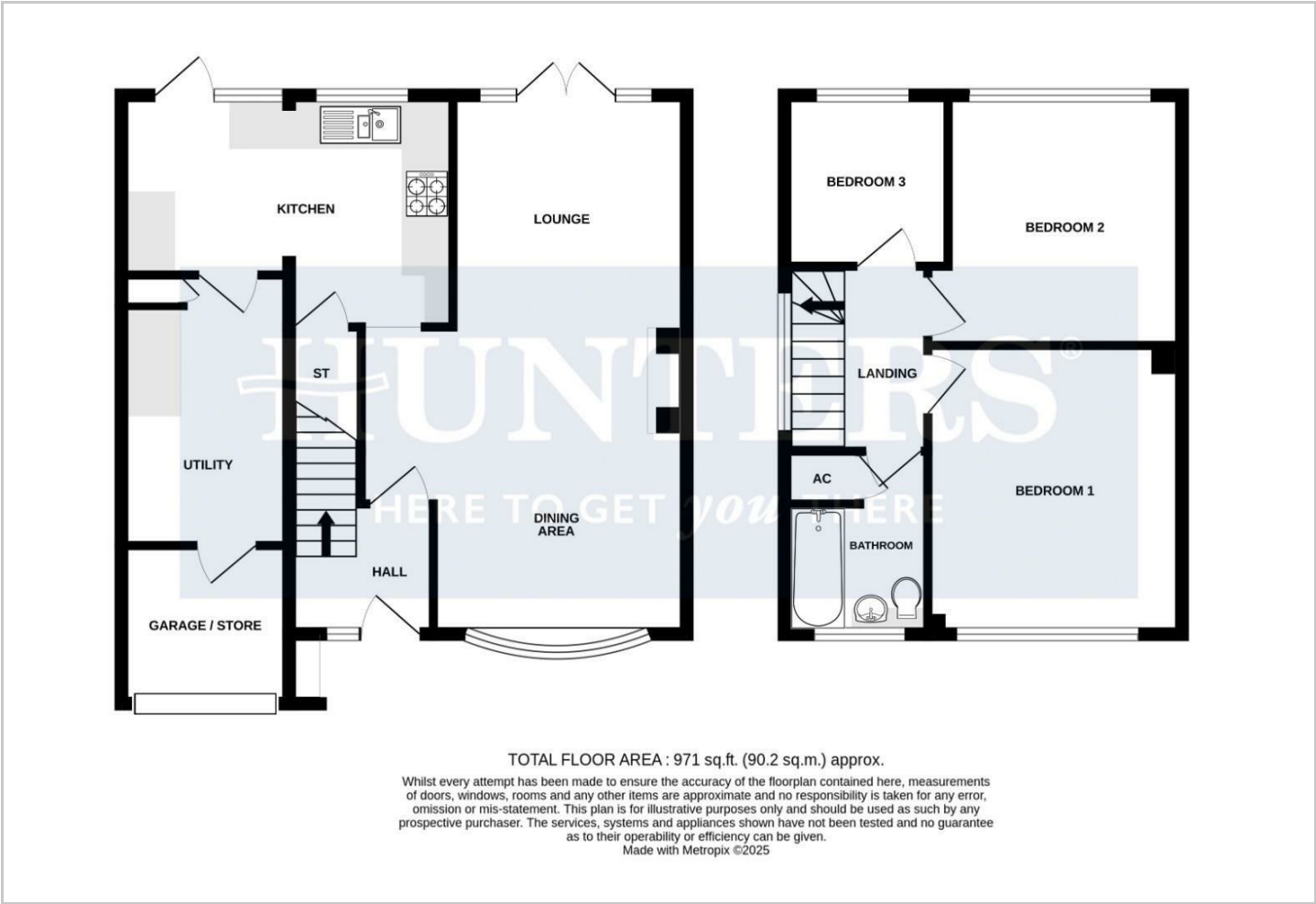
Hybrid Map



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.