

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



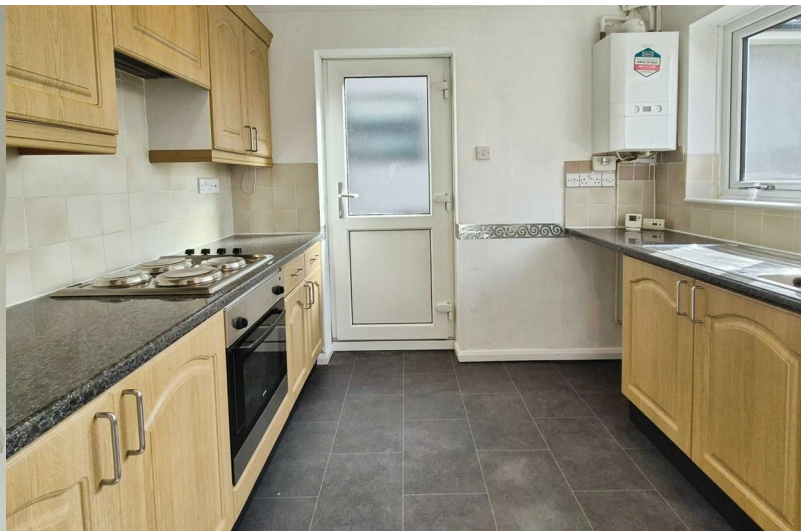
## Lambert Drive

Burntwood, WS7 2DR

Asking Price £275,000



Council Tax: C



- LINK DETACHED BUNGALOW
- LOUNGE WITH FEATURE FIREPLACE
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- SEALED UNIT DOUBLE GLAZING
- FRONT GARDEN WITH DRIVEWAY PARKING
- TWO BEDROOMS
- KITCHEN WITH OVEN & HOB
- GAS RADIATOR CENTRAL HEATING
- GARAGE
- ENCLOSED REAR GARDEN



**A Well Presented Freehold Link Detached Bungalow which has the benefit of sealed unit double glazing, gas radiator central heating and is available with no upward chain.. In brief the accommodation comprises: entrance hall, lounge with feature fireplace, fitted kitchen with oven & hob, two double bedrooms and bathroom with separate shower. Outside is a front garden with driveway parking, garage and enclosed rear garden.**

#### ENTRANCE HALL

having a sealed unit double glazed front entrance door, telephone point, radiator and ceiling hatch giving access to the roof space.

#### LOUNGE

15'11" x 11'5" (4.85 x 3.48)

having a sealed unit double glazed rear patio window with sliding door, double panelled radiator, electric fire set against a wooden fire surround, TV aerial socket, textured and coved ceiling.

#### KITCHEN

9'2" x 8'1" (2.79 x 2.46)

fitted with a range of matching base, drawer and wall mounted units, round edge work surfaces incorporating stainless steel sink top and drainer with mixer tap attachment, four ring electric hob with cooker hood above, integrated electric oven, space for fridge, space and plumbing for an automatic washing machine, ceramic tiled splashbacks, wall mounted Ideal Logic central heating boiler, textured and coved ceiling with inset ceiling spotlights, sealed unit double glazed front window and a sealed unit double glazed side door.

#### BEDROOM 1

14'0" x 10'6" (4.27 x 3.20)

having a sealed unit double glazed rear window, radiator and coved ceiling.

#### BEDROOM 2

10'11" x 9'11" (3.33 x 3.02)

having a sealed unit double glazed front bow window, radiator, coved ceiling and airing cupboard containing the pre-coated hot water cylinder.

#### BATHROOM

fitted with a white suite incorporating panel bath, low level w.c., pedestal hand basin, shower cubicle with Triton T80 electric shower, ceramic tiled splashbacks, coved ceiling, radiator and a sealed unit double glazed side window.

#### GARAGE

16'5" x 7'9" (5.00 x 2.36)

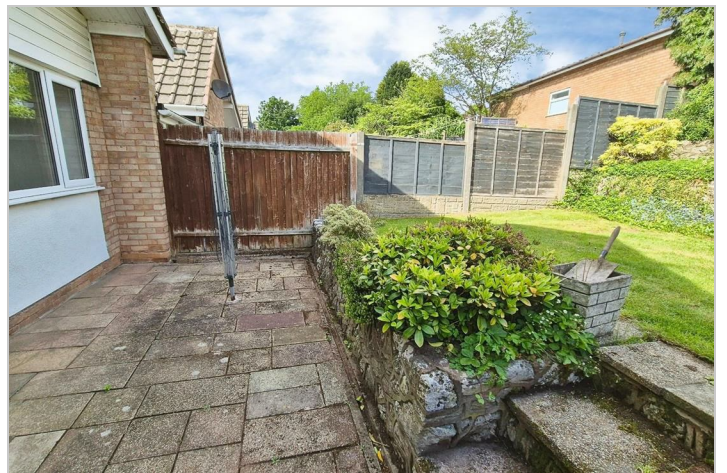
having an up and over entrance door, light and power points, rear window and door to the;

#### STORE

having sealed unit double glazed windows to side & rear, sealed unit double glazed door to the rear garden and glazed side door to the garden.

#### OUTSIDE

the front of the property has driveway parking with lawned garden alongside and cold water tap. The rear of the property is enclosed by fence, has a paved patio area, outside light and steps upto a tiered garden with lawned garden.



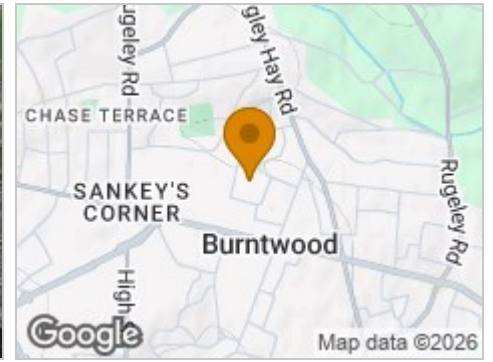
## Road Map



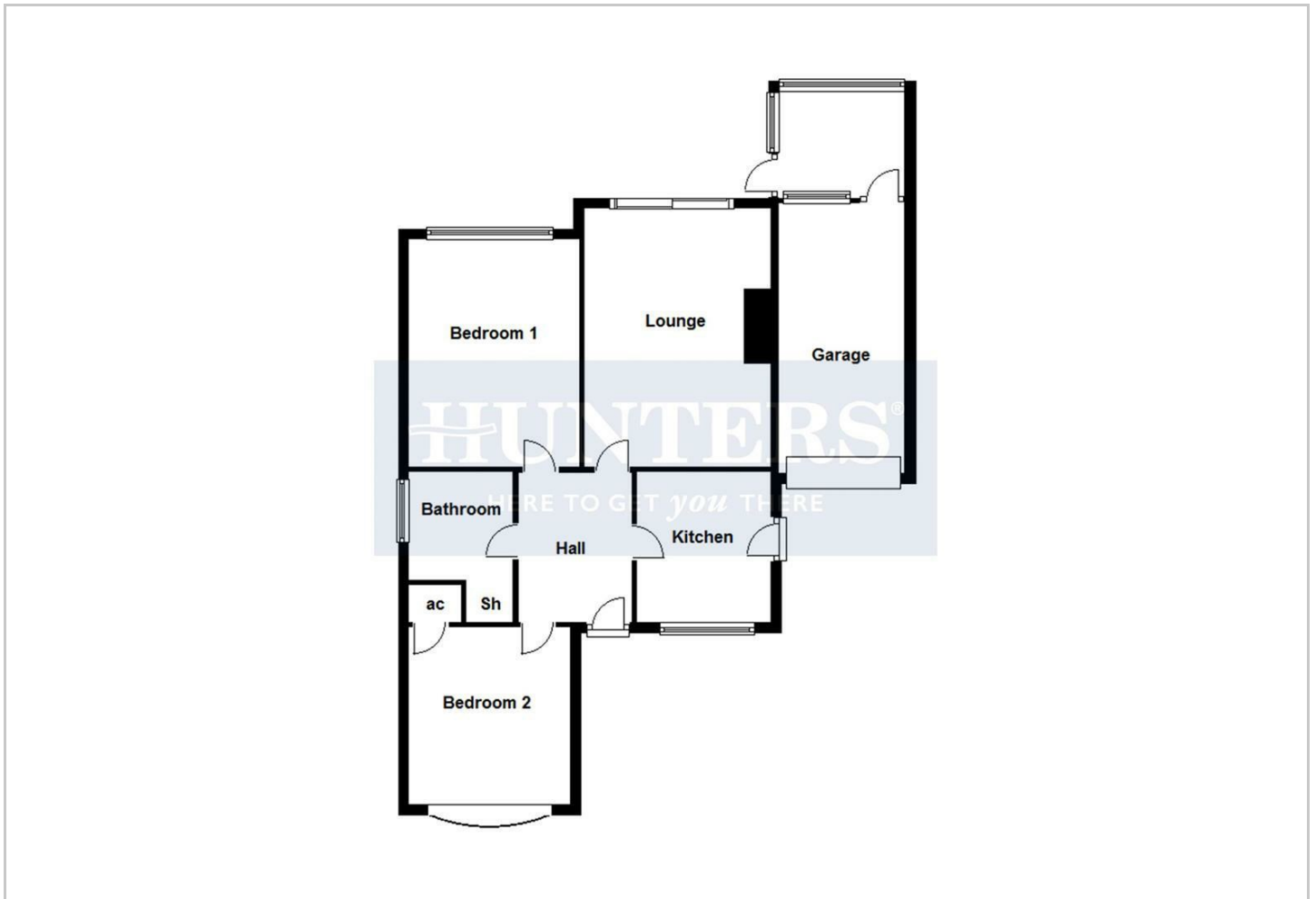
## Hybrid Map



## Terrain Map



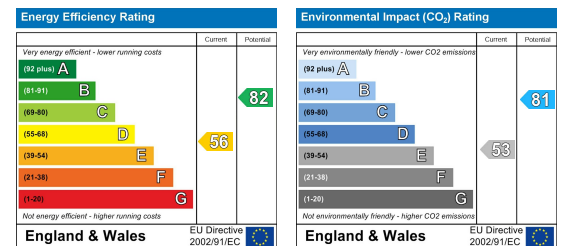
## Floor Plan



## 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.