

HUNTERS®

HERE TO GET *you* THERE



Hunter Avenue

Burntwood, WS7 9AQ

Offers In The Region Of £225,000



Council Tax: D



- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- SEALED UNIT DOUBLE GLAZING
- OFF ROAD PARKING TO THE FRONT, GARAGE
- THREE BEDROOMS
- KITCHEN DINER
- SHOWER ROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Freehold semi detached house, which is available with No Upward Chain. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, spacious lounge, kitchen diner with oven & hob, conservatory, three bedrooms and shower room. Outside the property has off road parking to the front, shared drive leading to a garage at the rear and enclosed rear garden.

HALL

having a sealed unit double glazed side entrance door with sealed unit double glazed window alongside, laminate floor, double panel radiator, storage cupboard containing the gas meter and stairs to the first floor.

LOUNGE

14'4" x 12'5" (4.37m x 3.78m)

with sealed unit double glazed front windows, double panel radiator and period style fireplace with inset Living Flame gas fire.

KITCHEN/DINING AREA

14'4"(max) x 9'4" (7'1" min) (4.37m(max) x 2.84m(2.16m min))

fitted with a range of base, drawer and wall mounted units, work surface with 1 1/2 bowl sink top & drainer, ceramic tiled splashback, 4 ring gas hob, electric oven, space & plumbing for an automatic washing machine, space for a fridge & freezer, cupboard containing the Vokera gas combination boiler, under stairs storage cupboard, double panel radiator, sealed unit double glazed rear window and sealed unit double glazed patio window with sliding door to the:

CONSERVATORY

9'6" x 7'10" (2.90m x 2.39m)

having sealed unit double glazed windows to side & rear, sealed unit rear door and power points.

LANDING

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

BEDROOM 1

14'4" x 9'9" (4.37m x 2.97m)

with two sealed unit double glazed rear windows and radiator.

BRDROOM 2

9'7" x 7'11" (2.92m x 2.41m)

with a sealed unit double glazed front window and radiator.

BEDROOM 3

6'9" (9'8" max) x 6'3" (2.06m (2.95m max) x 1.91m)

with a sealed unit double glazed front window and radiator.

SHOWER ROOM

fitted with a white suite with corner shower cubicle with a Triton T80 electric shower, hand basin with cupboard beneath, low flush W.C., ceramic tiled splashbacks and sealed unit double glazed side window.

DETACHED GARAGE

16'2" x 8'0"+ (4.93m x 2.44m+)

With an up & over entrance door, side door & side window.

OUTSIDE

to the front of the property, is a paved area providing off road parking, a shared drive leads past the side entrance door to the garage at the rear. A gate gives access to the enclosed lawned rear garden with external cold water tap



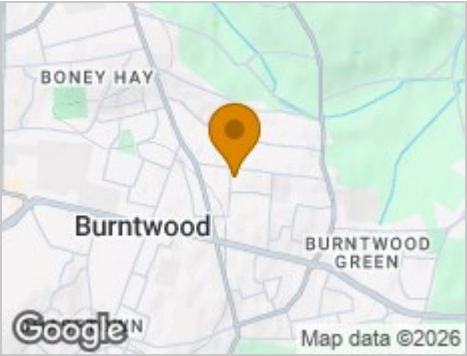
Road Map



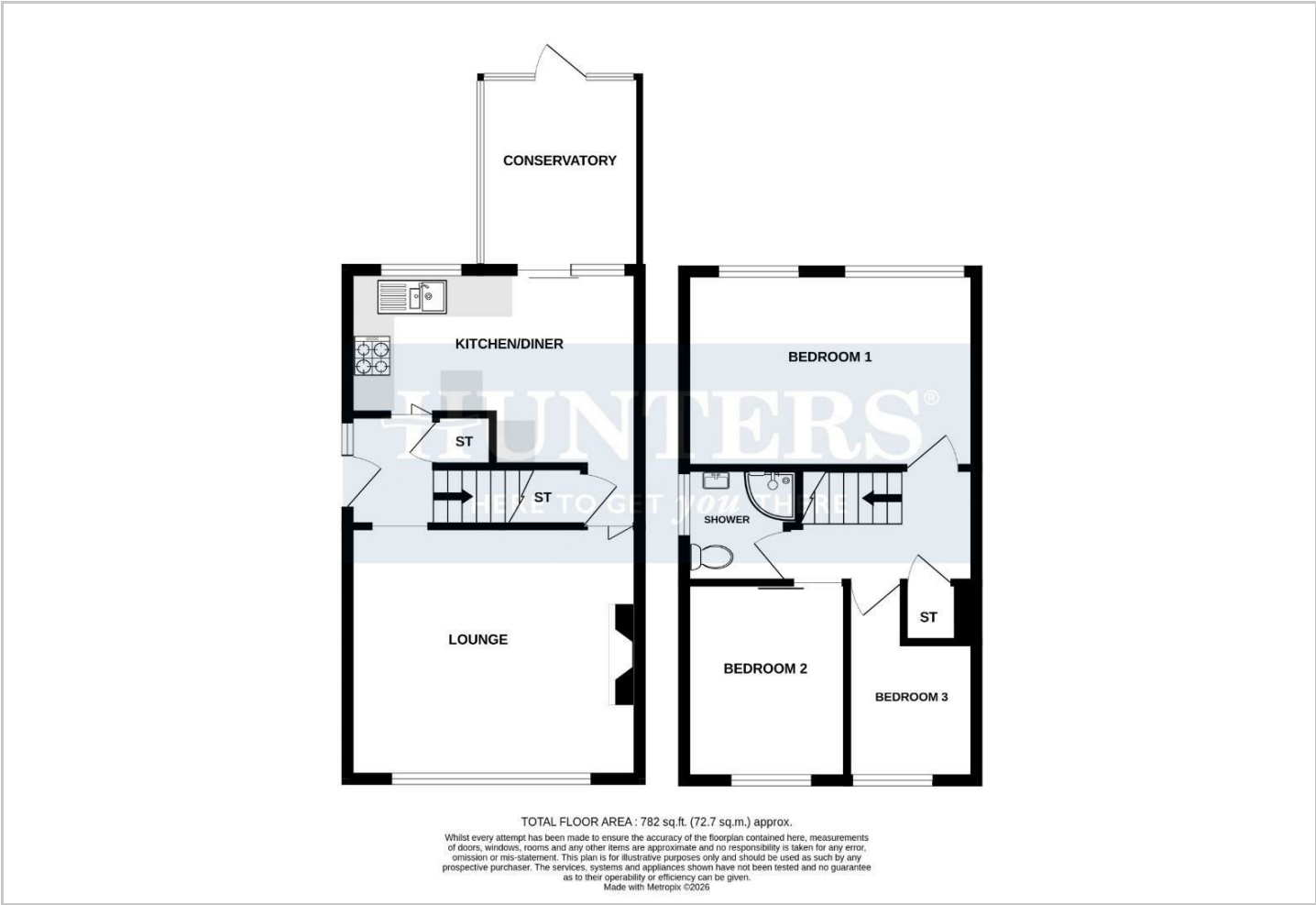
Hybrid Map



Terrain Map



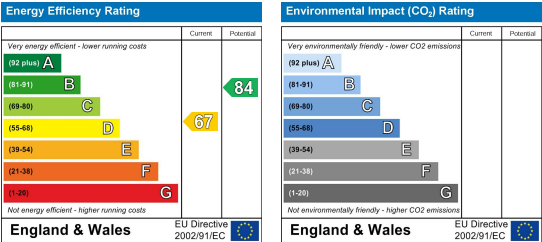
Floor Plan



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.