HUNTERS®

HERE TO GET *you* THERE



Dunnerdale Road

Clayhanger, Walsall, WS8 7SJ

Asking Price £250,000

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Council Tax: C





- **WELL PRESENTED END TERRACED HOUSE**
- **LOUNGE**
- **DINING ROOM, SUNROOM**
- **GAS RADIATOR CENTRAL HEATING**
- **DRIVEWAY PARKING**
- **THREE BEDROOMS**
- **KITCHEN WITH OVEN & HOB**
- **BATHROOM**
- **SEALED UNIT DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**





Hunters Burntwood are please to offer For Sale this well presented end terraced home, situated in a popular location, being close to all local amenities, shops and schools. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: hallway, lounge, kitchen with oven & hob, dining room, sunroom, landing, three bedrooms and bathroom. Externally there is driveway parking and rear garden.

HALL
having a front entrance door with inset sealed unit double glazed windows, double panel radiator and stairs to the first floor.

LOUNGE
13'9" x 11'9" (4.19m x 3.58m)
with a sealed unit double glazed front window, double panel radiator, Living Flame gas fire set within a feature fireplace with marble hearth & back, TV aerial socket, understairs storage cupboard and double doors to the:-

DINING ROOM
9'2" x 7'7" (2.79m x 2.31m)
having sealed unit double glazed rear French Doors, laminate floor and double panel radiator

KITCHEN
fitted with a range of matching base, drawer and wall units, round edge work surface incorporating a sink top & drainer with mixer tap, Hotpoint 4 ring gas hob with cooker hood above, Hotpoint fan assisted electric oven, space & plumbing for a dishwasher, space for a fridge freezer, ceramic tiled splashback, ceramic tiled floor and sealed unit double glazed rear window.

SUNROOM
13'7" x 10'5" (4.14m x 3.18m)
having sealed unit double glazed windows to sides & rear, sealed unit double glazed side door, sealed unit double glazed French Doors, laminate floor, base & drawer units with work surface above, space & plumbing for an automatic washing machine and space for a condenser tumble dryer,

LANDING
with a ceiling hatch to the roof space, airing cupboard housing the Baxi combination boiler and a sealed unit double glazed side window.

BEDROOM 1
11'6" x 8'1" (3.51m x 2.46m)
having a sealed unit double glazed front window, radiator and fitted wardrobes with sliding doors.

BEDROOM 2
9'9" x 8'1" (2.97m x 2.46m)
with sealed unit double glazed rear window and radiator.

BEDROOM 3
7'2" x 6'9" (2.18m x 2.06m)
with a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a white suite incorporating a shaped bath with mains shower and screen above, hand basin with cupboard beneath, shaver socket, low flush W.C., ceramic tiled walls, chrome towel rail and sealed unit double glazed rear window.

OUTSIDE

To the front of the property, is a small lawn, access to the front entrance and driveway parking for two cars. A gate gives access to the rear garden which has a paved patio area, exterior power sockets and lawn.









Road Map



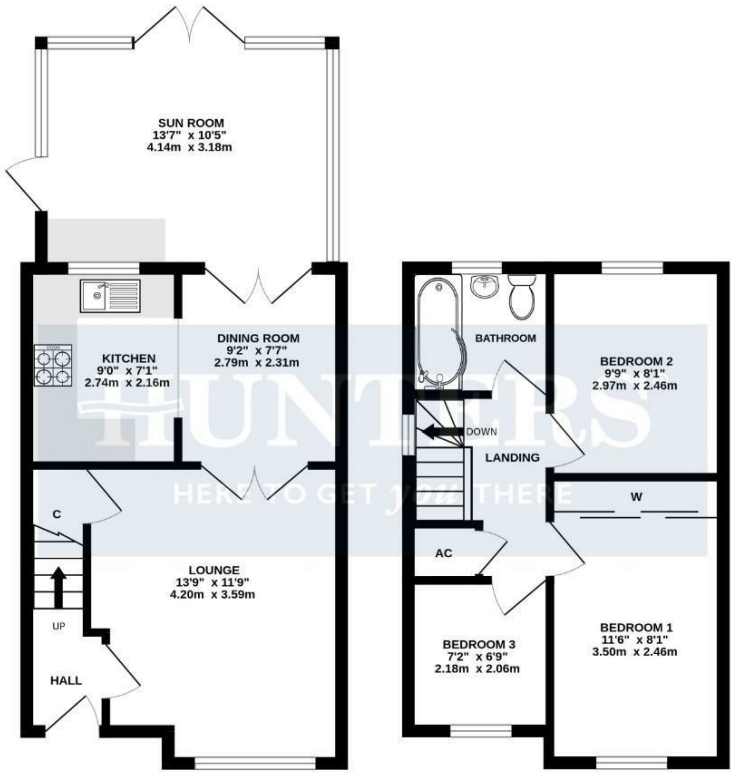
Hybrid Map



Terrain Map



Floor Plan



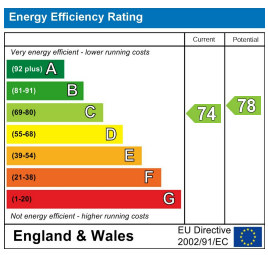
TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

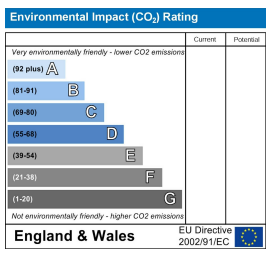
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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