

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Redwood Drive

Burntwood, WS7 2AU

£250,000



Council Tax: B



- EXTENDED FREEHOLD SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM
- UTILITY ROOM
- GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- THREE BEDROOMS
- KITCHEN WITH BREAKFAST AREA
- BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this extended freehold semi detached house which has the benefit of sealed unit double glazing, gas radiator central heating and is available with No Upward Chain. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen with breakfast room extension, utility room, landing, three bedrooms. bathroom, separate w.c., garage, front garden with driveway parking and enclosed rear garden.

### RECESSED PORCH

with a cupboard containing the gas and electric meters.

### HALL

having a sealed unit double glazed front entrance door, double panel radiator, coats cupboard, under stairs recess with storage cupboards, stairway to the first floor and multi paned doors to the kitchen and lounge.

### LOUNGE

15'5"(max) x 11'7"(max) (4.70m(max) x 3.53m(max))

having a sealed unit double glazed front window, TV aerial socket, period style fireplace with space for an electric fire, three wall light points, double panel radiator and archway to the:-

### DINING ROOM

9'0" x 8'3" (2.74m x 2.51m)

with a sealed unit double glazed rear window, radiator and multipaned door to the :-

### KITCHEN

8'10" x 8'5" (2.69m x 2.57m)

fitted with a range of base, drawer and wall mounted units, corner display shelving, work surfaces incorporating a 1 1/2 bowl sink top with mixer tap, 4 ring gas hob with cooker hood above, electric oven

& grill, integrated dishwasher, space for a fridge, ceramic tiled splashback,, radiator, storage cupboard with shelving, plinth heating,

### BREAKFAST AREA

9'9" x 7'10" (2.97m x 2.39m)

having a breakfast bar with cupboards beneath, glass fronted dresser unit, plinth heater, sealed unit double glazed side window & sealed unit double glazed rear patio window with sliding door.

### UTILITY

13'7" x 7'3" (4.14m x 2.21m)

having a stainless steel sink top above a double base unit, work surface with additional storage cupboards beneath, radiator, tiled splashbacks, door to the garage, sealed unit double glazed rear window and sealed unit double glazed rear door

### LANDING

having a sealed unit double glazed side window, airing cupboard containing the Ideal Logic Max C24 combination boiler and shelving, additional storage cupboard with shelving and ceiling hatch with a retractable ladder giving access to the roof space.

### BEDROOM 1

11'5" x 9'6" (11'9" max) (3.48m x 2.90m (3.58m max))

having a sealed unit double glazed front window, radiator, built-in wardrobe with hanging rail and shelving and additional fitted wardrobe.

## BEDROOM 2

10'2" x 9'6" (3.10m x 2.90m)

having a sealed unit double glazed rear window, built-in wardrobe with hanging rail & shelving and radiator.

## BEDROOM 3

8'2" x 6'9" (2.49m x 2.06m)

with a sealed unit double glazed front window and radiator.

## BATHROOM

having a bath with wooden side panel and electric shower & screen above, pedestal hand basin, tiled splashbacks, part wood panelling, radiator and sealed unit double glazed rear window.

## SEPARATE W.C.

fitted with a low flush W.C., 1/2 height tiled splashbacks and sealed unit double glazed rear window.

## GARAGE

19'1" x 7'10" (5.82m x 2.39m)

having an up & over entrance door, light & power points and cold water tap.

## OUTSIDE

to the front of the property is a brick paved drive with lawned garden alongside. To the rear, the rear garden is enclosed by fencing and has a patio with steps down to a further patio with raised flower beds and gravel areas.



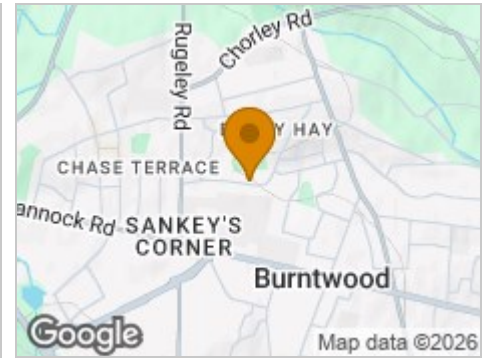
## Road Map



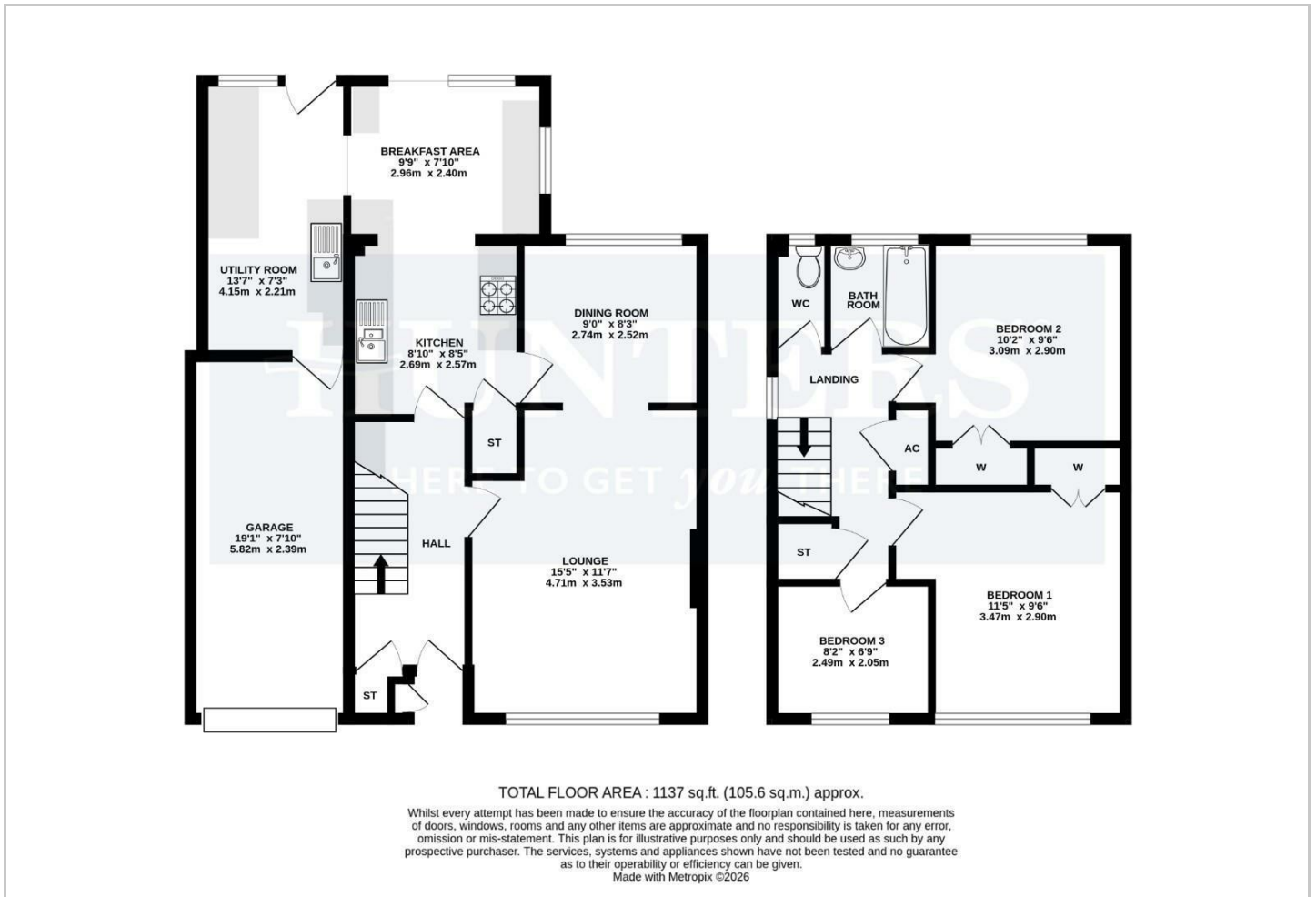
## Hybrid Map



## Terrain Map



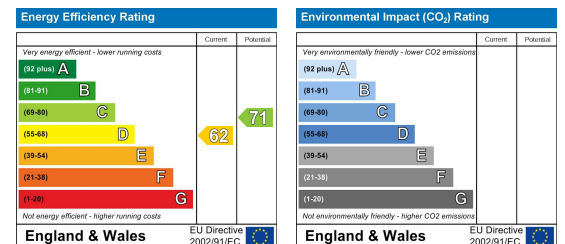
## Floor Plan



## 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.