

HUNTERS®

HERE TO GET *you* THERE



Highfields

Burntwood, WS7 9DB

£125,000



Hunters Burntwood are pleased to offer "for sale" this first floor Apartment which is an Ideal Purchase for First Time Buyers or Investors. The property has the benefit of sealed unit double glazing, electric storage heating and comprises: Entrance hall, first floor landing, lounge with fireplace, fitted kitchen, two double bedrooms and bathroom. Outside are two allocated car parking spaces.



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- LOUNGE WITH FIREPLACE
- BATHROOM
- ELECTRIC HEATING
- SEALED UNIT DOUBLE GLAZING
- TWO CAR PARKING SPACES
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NO UPWARD CHAIN

HALL

having a sealed unit double glazed front entrance door and stairway to the first floor.

LANDING

having a storage heater, dado rail, ceiling hatch to the roof space with retractable ladder and airing cupboard with hot water cylinder & immersion heater.

LOUNGE 15'4" x 10'2" (4.67 x 3.10)

with a sealed unit double glazed front window, TV aerial cable, feature fire surround with electric fire, storage heater and picture rail.

KITCHEN 8'10" x 7'4" (2.69 x 2.24)

fitted with a range of matching base, drawer & wall mounted units, extensive work surfaces incorporating a stainless steel sink top, tiled splash backs, space & plumbing for an automatic washing machine, space for an electric cooker, space for a fridge freezer and sealed unit double glazed rear window.

BEDROOM 1 12'7" x 8'6" (3.84 x 2.59)

with sealed unit double glazed windows to front & side and storage heater.

BEDROOM 2 10'2" x 8'11" (3.10 x 2.72)

with a sealed unit double glazed front window.

BATHROOM

fitted with a white suite incorporating a panel bath with shower above, pedestal hand basin, low level W.C., ceramic tiled splash backs and electric towel radiator.

OUTSIDE

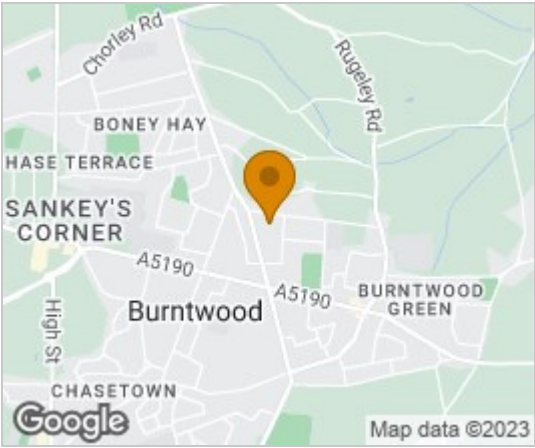
Approached off Highfields, there is a private car parking area with allocated parking for two cars. A path leads to the front entrance.

MATERIAL INFORMATION

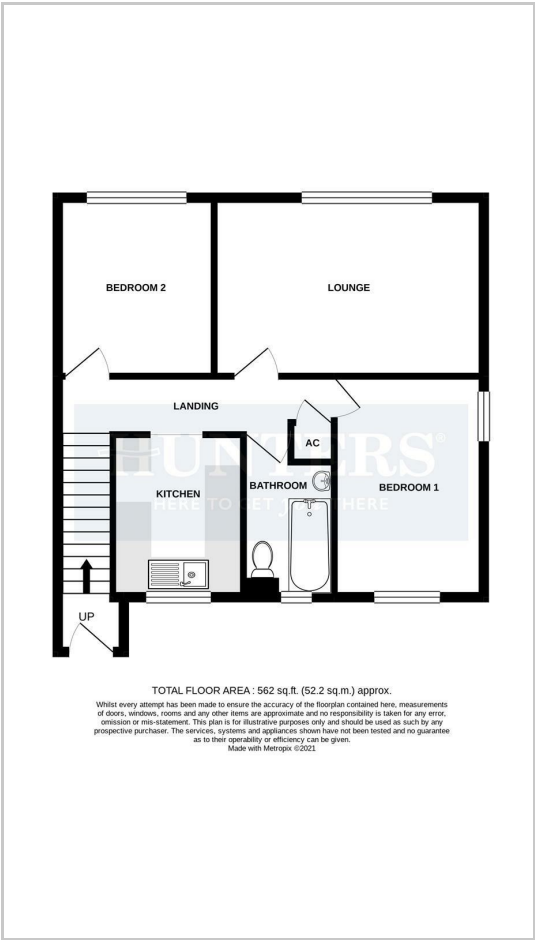
Tenure: Leasehold - Share of Freehold
 Lease Years Remaining: 123
 Annual Ground Rent: £1
 Service Charge: £55

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.

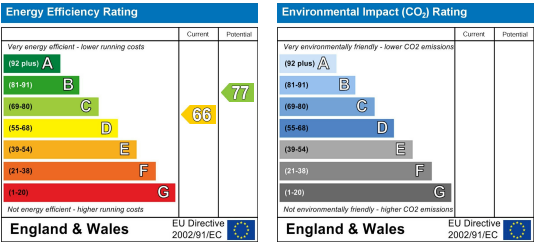
Area Map



Floor Plans



Energy Efficiency Graph



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