

HUNTERS®

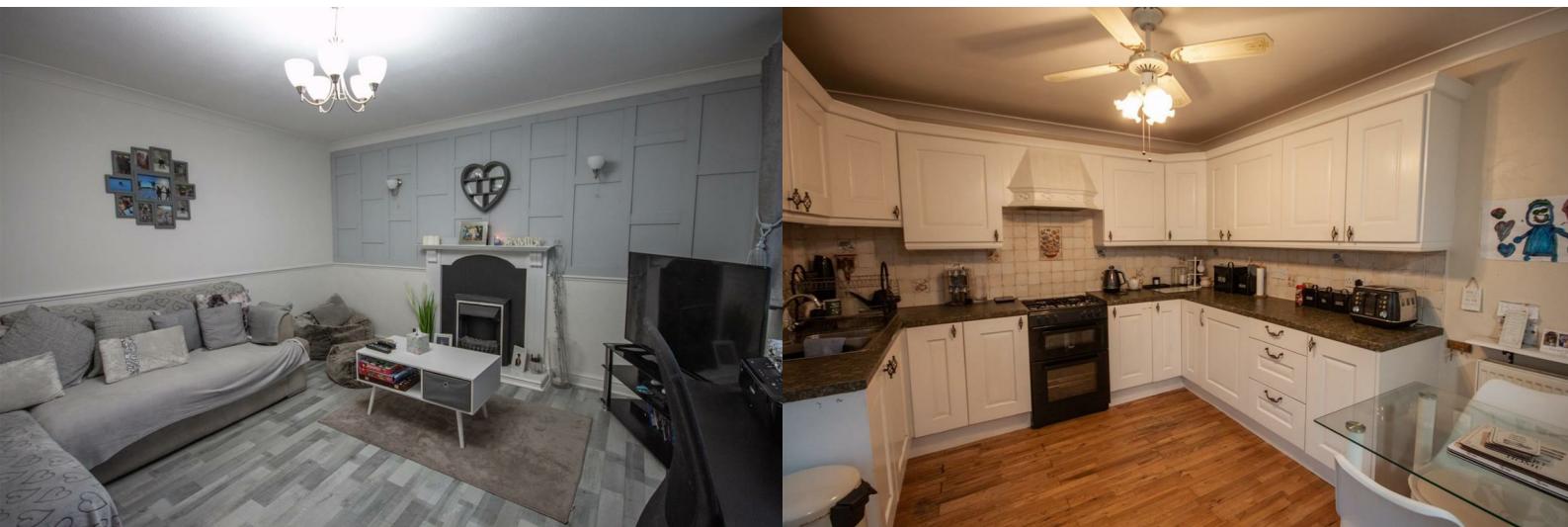
HERE TO GET *you* THERE



Sally Ward Drive

Walsall Wood, Walsall, WS9 9JZ

Asking Price £195,000



3 Sally Ward Drive

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HALL

having a sealed unit double glazed front door with an adjoining sealed unit double glazed window alongside, double panelled radiator, wooden floor and stairway with spindle balustrade to first floor.

LOUNGE

13'3" x 12'11" (4.04m x 3.94m)

having a sealed unit double glazed front bow window, double panel radiator, period style fire place, space for an electric fire, dado rail, 2 wall light points, TV aerial point, cable TV point, telephone point and laminate floor.

BREAKFAST KITCHEN

16'6" x 13'3" (5.03m x 4.04m)

fitted with a range of matching base, drawer and wall mounted units, work surface incorporating a 1 & 1/2 sink top, space for a 4 ring gas cooker with cooker hood above, ceramic tiled splashbacks, integrated fridge, double panel radiator, space for a fridge/freezer, wooden floor and sealed unit double glazed rear patio window with sliding door to the conservatory, understairs storage cupboard with space and plumbing for an automatic washing machine, light & power point.

GUEST CLOAKROOM

having a sealed unit double glazed rear window, low level W.C., vanity unit with hand basin & cupboard beneath and tiled splashbacks.

CONSERVATORY

13'8" x 10'1" (4.17m x 3.07m)

with sealed unit double glazed windows to sides and rear, sealed unit double glazed doors, double panel radiator, ceramic tiled floor, light & power points.

LANDING

having a ceiling hatch with retractable ladder to the roof space, airing cupboard containing the Ideal gas combination boiler and shelving.

BEDROOM 1

19'6" x 12'0" (5.94m+ x 3.66m)

having 2 sealed unit double glazed leaded front windows, 2 radiators, storages cupboard, dado rail and picture rail. (This room was previously two separate bedrooms and was converted by the previous owners)

BEDROOM 2

11'6" x 10'3" (3.51m x 3.12m)

having a sealed unit double glazed rear window and radiator.

BATHROOM

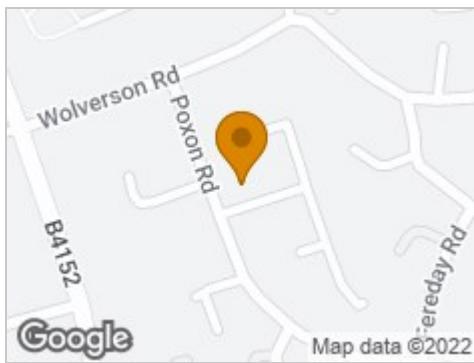
fitted with a white suite incorporating a bath with wooden side panel, mixer tap shower attachment and screen, pedestal hand basin, low level W.C., ceramic tiled splashbacks, ceramic tiled tiled floors, radiator and sealed unit double glazed rear window.

OUTSIDE

To the front of the property is a double width brick paved drive providing parking for two cars and giving access to the front entrance. Enclosed by fencing and having a paved patio area, astro turf area, raised flower beds, shed, cold water tap and rear gate.



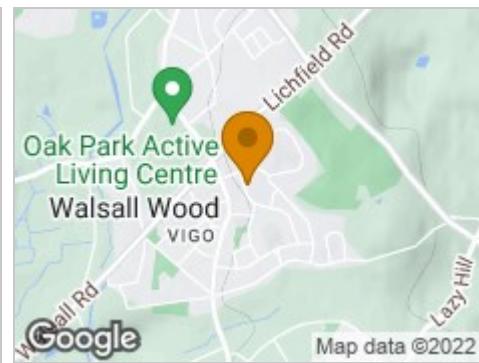
Road Map



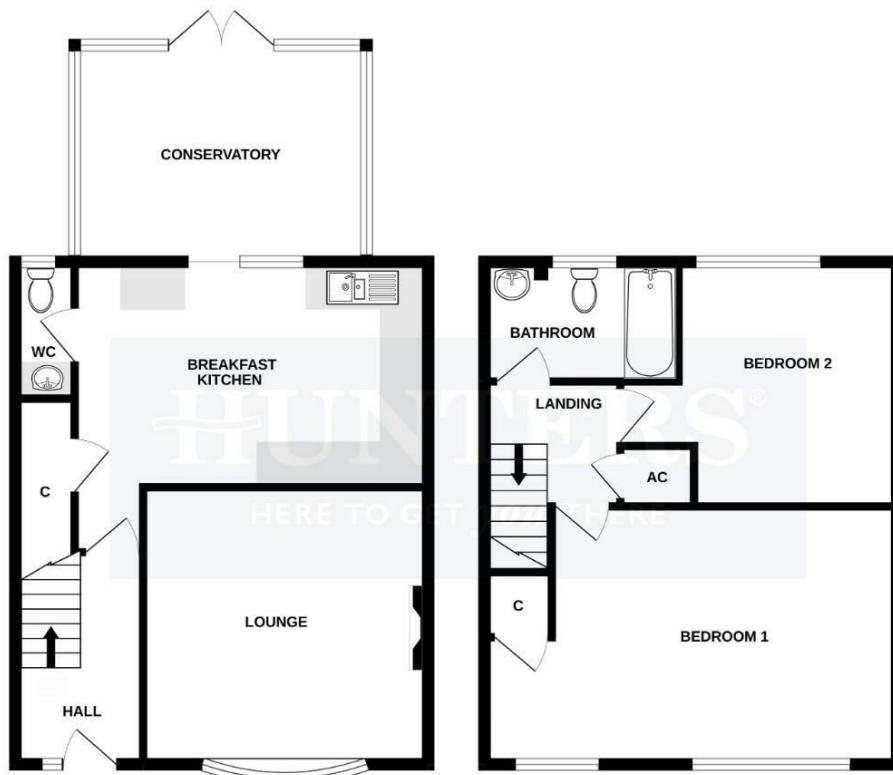
Hybrid Map



Terrain Map



Floor Plan



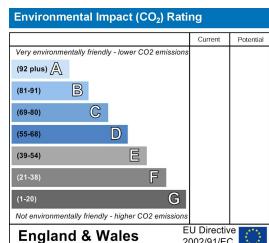
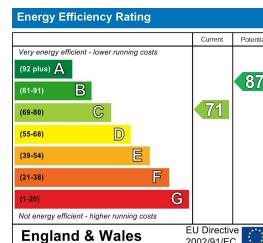
TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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.