

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Osprey Court, Selwyn Road

Burntwood, WS7 9QW

£165,000



Council Tax: B





- FIRST FLOOR APARTMENT
- LOUNGE
- BATHROOM WITH SEPARATE SHOWER
- SEALED UNIT DOUBLE GLAZING
- COMMUNAL GARDENS
- TWO BEDROOMS
- FITTED KITCHEN
- GAS RADIATOR CENTRAL HEATING
- PARKING SPACE
- NO UPWARD CHAIN



### HALL

having a front entrance door with spyhole, "Amtico" flooring and an intercom telephone.

### INNER HALL

with a radiator, "Amtico" flooring, storage cupboard with radiator & shelving and a further walk-in storage cupboard.

### LOUNGE

13'9" x 11'1" (4.19 x 3.38)

having sealed unit double glazed French doors with a Juliet balcony, "Amtico" flooring, radiator, telephone point, TV aerial point, imitation stone fireplace with marble hearth & back with electric fire.

### KITCHEN

11'0" x 6'1" (3.35m x 1.85m)

fitted with a range of matching base, drawer & wall mounted units, round edge work surfaces incorporating 1 1/2 bowl sink top with drainer, Zanussi 4 ring gas hob with cooker hood above, Indesit, electric oven, space & plumbing for an automatic washing machine, space for a fridge freezer, radiator, ceramic tiled splashbacks, wall mounted Baxi 400 combination boiler, "Amtico" flooring and two sealed unit double glazed windows.

### BEDROOM 1

12,7" x 9'9" (3.66m, 2.13m x 2.97m)

with sealed unit double glazed French doors with Juliet balcony, telephone point, radiator, two double wardrobes with hanging rail & shelving.

### BEDROOM 2

11'1" x 7'0" (3.38m x 2.13m)

with a sealed unit double glazed window and radiator.

### BATHROOM

fitted with a white suite incorporating a panel bath with mixer tap shower, pedestal hand basin, low level W.C., shower cubicle with mains shower, ceramic tiled splashbacks, "Amtico" flooring, extractor fan and ceiling spotlights.

### OUTSIDE

Outside of the property are communal gardens and a parking space.

### MATERIAL INFORMATION

Tenure Type; Leasehold

Leasehold Years remaining on lease; 101  
Leasehold Annual Service Charge Amount £1728.48  
Leasehold Ground Rent Amount, £272.04



Road Map



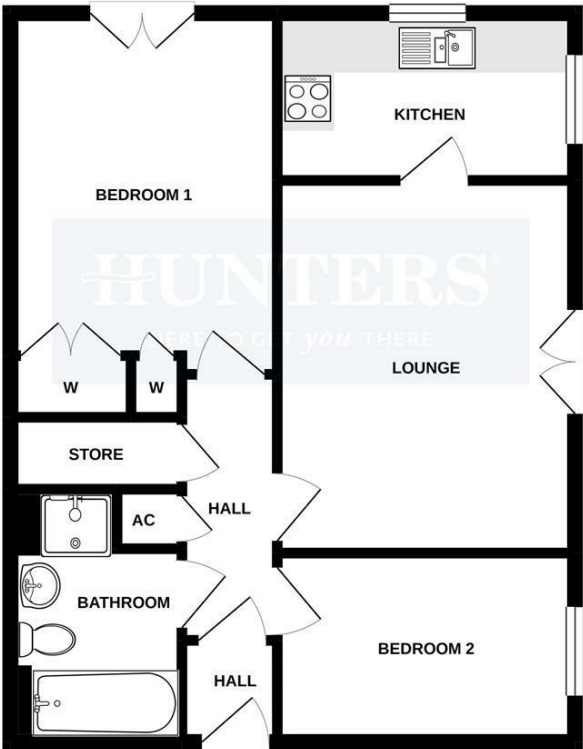
Hybrid Map



Terrain Map



Floor Plan

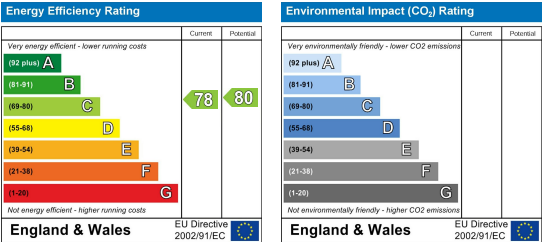


TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.