

HUNTERS®

HERE TO GET *you* THERE



Alltree Road

Burntwood, WS7 3AE

Asking Price £260,000



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ENTRANCE HALL

having a sealed unit double glazed front entrance door, storage cupboard, radiator, understairs storage cupboard, laminate floor and stairway with spindle balustrade to the first floor.

KITCHEN

11'2" x 8'5" (10'1" max) (3.40m x 2.57m (3.07m max))

fitted with a range of matching base, drawer and wall mounted units, work surfaces with inset one & a half bowl sinktop & drainer, integrated appliances including a Zanussi four ring gas hob with cooker hood above, Zanussi electric double oven, fridge freezer, washing machine and dishwasher, cupboard containing the Ideal Logic Combi ESPI 35 gas central heating boiler, inset ceiling spotlights, radiator and sealed unit double glazed front window.

GUEST CLOAKROOM

fitted with a white low level w.c., hand basin with tiled splashbacks, radiator and extractor fan.

LOUNGE

15'6" x 12'1" (4.72m x 3.68m)

with sealed unit double glazed double doors with double glazed windows to either side, radiator, telephone point and TV aerial socket.

LANDING

with radiator and ceiling hatch to the roof space.

BEDROOM 1

9'9" (12'0" max) x 9'8" (11'6" max) (2.97m (3.66m max) x 2.95m (3.51m max))

having a sealed unit double glazed front window, TV aerial socket and radiator.

ENSUITE

fitted with a white suite incorporating a shower cubicle with Aqualise electric shower, low level w.c., pedestal hand basin, ceramic tiled splashbacks, radiator, inset ceiling spotlights, extractor fan and sealed unit double glazed front window.

BEDROOM 2

10'8" x 8'8" (3.25m x 2.64m)

having a sealed unit double glazed rear window and radiator.

BEDROOM 3

12'3" (10'9"min) x 6'8" (3.73m (3.28mmin) x 2.03m)

having a sealed unit double glazed rear window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath, pedestal hand basin, low level w.c., radiator and extractor fan.

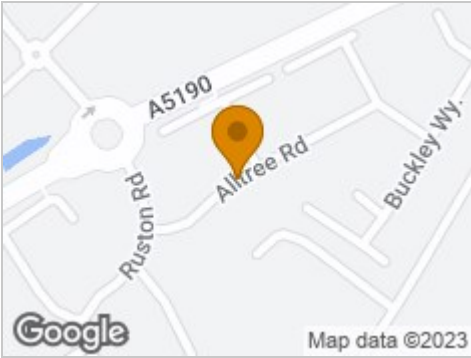
OUTSIDE

to the front of the property is a gravel & astro turf areass, path to the front entrance and light point. A drive to the side of the property provides off road parking for several cars and has a gate at the rear giving access to the rear garden. At the rear of the property the garden is enclosed by fencing and has a paved patio area with cold water tap & security light, astro turf lawn and good size decked patio area.

Tel: 01543 677776



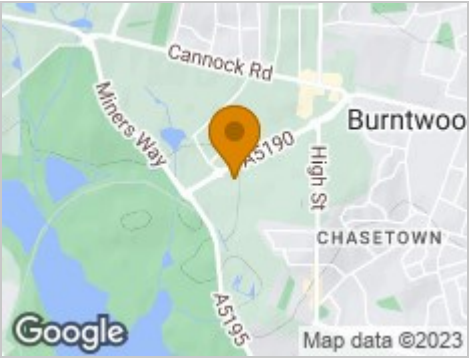
Road Map



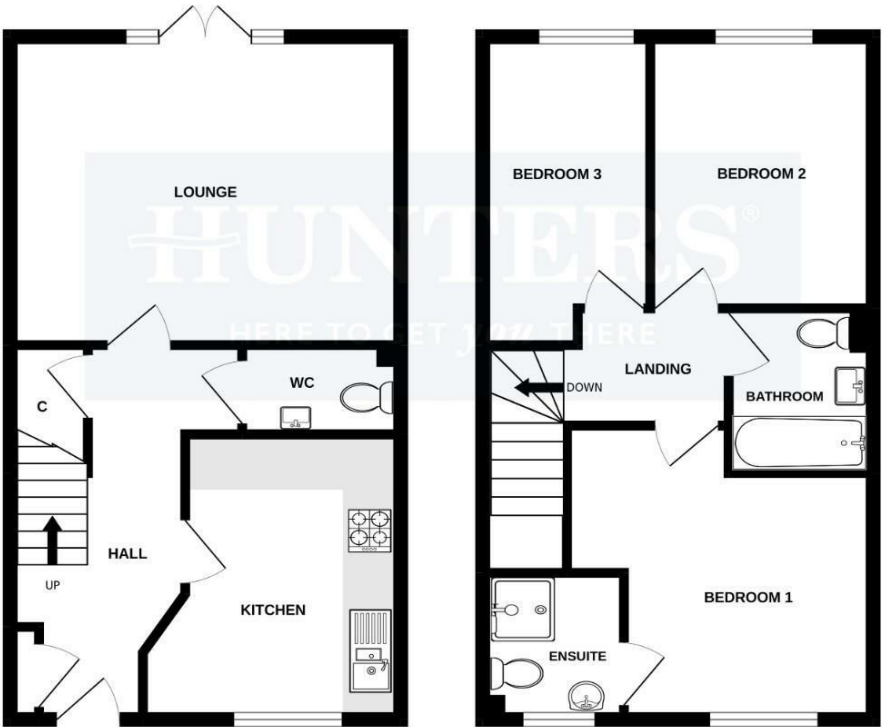
Hybrid Map



Terrain Map



Floor Plan

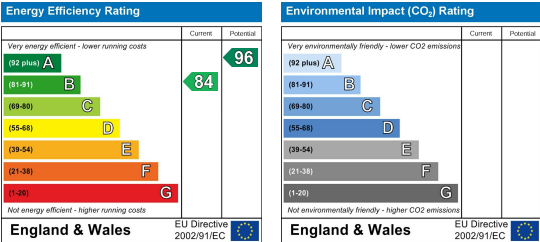


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.