

HUNTERS®

HERE TO GET *you* THERE



Elm Road

Norton Canes, WS11 9QW

£210,000

3 1 1 C

Council Tax: A



- WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE
- DINING AREA WITH FEATURE FIREPLACE
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING TO FRONT, REAR GARDEN
- THREE BEDROOMS
- REFITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM, SEPARATE W.C.
- GAS RADIATOR CENTRAL HEATING
- INTERNAL VIEWING RECOMMENDED



Hunters Burntwood are pleased to offer For Sale this well presented freehold Semi Detached House which has been much improved by the present owners and has the benefit of Sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, refitted kitchen diner with appliances and fireplace with log burner, lounge, three bedrooms, refitted bathroom with separate W.C. Outside, the property has driveway parking to the front and rear garden.

HALL

having a sealed unit double glazed entrance door with adjoining windows to either side, sealed unit double glazed side window, double panel radiator, ceramic tiled floor, under stairs storage cupboard and stairway with oak spindle balustrade to the first floor.

KITCHEN/DINING AREA

17'9" x 14'0" (5.41m x 4.27m)

KITCHEN

refitted with a range of matching base, drawer and wall mounted units, larder unit, extensive work surface incorporating a 1 1/2 bowl sink and mixer tap, 4 ring induction hob, electric oven, integrated washing machine, tiled splashbacks, space for an American fridge freezer, ceramic tiled floor and sealed unit double glazed rear window.

DINING AREA

having a recess fireplace with log burner and wooden mantle above, sealed unit double glazed French doors, double panel radiator, ceramic tiled floor and cupboard containing a Valliant Ecofit central heating boiler.

LOUNGE

10'3"(11'5" max) x 9'10" (3.12m(3.48m max) x 3.00m) with a sealed unit double glazed front window, double panel radiator and laminate floor.

LANDING

having sealed unit double glazed side windows and ceiling hatch to the roof space.

BEDROOM 1

12'4" max x 11'5" (3.76m max x 3.48m) having a sealed unit double glazed front window, laminate floor and radiator.

BEDROOM 2

11'8" x 8'6" (3.56m x 2.59m) with a sealed unit double glazed rear window, radiator, recess with dressing table and a laminate floor.

BEDROOM 3

9'0" x 7'8" (2.74m x 2.34m) having a sealed unit double glazed rear window, laminate floor and double panel radiator.

SEPERATE W.C.

fitted with a low flush W.C., radiator, wall panelling and a sealed unit double glazed side window.

BATHROOM

fitted with a white suite incorporating a p-shaped panel bath with shower & screen above, vanity unit with inset sink & cupboard beneath, towel radiator, wall panelling, extractor fan, ceiling spotlights and sealed unit double glazed front window.

OUTSIDE

To the front of the property is a tarmac drive with brick paved areas to either side. A gate to the side leads to the side and rear gardens which has two brick garden stores, paved patio with Pergola and garden with slate chippings beyond.



Road Map



Hybrid Map



Terrain Map



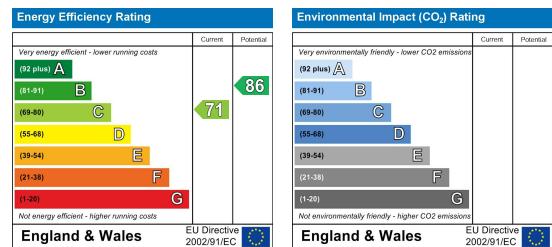
Floor Plan



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.