

# HUNTERS®

HERE TO GET *you* THERE



**Chester Road North**

Brownhills, WS8 7JP

Asking Price £535,000



Council Tax: E



- TRADITIONAL DETACHED FREEHOLD HOME
- LOUNGE WITH FEATURE INGLENOOK FIREPLACE
- KITCHEN/ FAMILY ROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- SIX BEDROOMS, ENSUITE TO MAIN BEDROOM
- DINING ROOM, CONSERVATORY
- UTILITY, GUEST CLOAKROOM
- DOUBLE GLAZING & RADIATOR CENTRAL HEATING
- LARGE ENCLOSED REAR GARDEN



#### PORCH

having a composite front door, sealed unit double glazed leaded windows to either side, quarry tiled floor, ceiling light. a

#### HALL

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

#### DINING ROOM

12'0" x 11'11" (3.66m x 3.63m)

having sealed unit double glazed rear French Doors with sealed unit double glazed windows to either side, double panel radiator, ornate coving and ceiling rose and archway to the:-

#### LOUNGE

12'0" (14'4" into bay) x 11'11" (3.66m (4.37m into bay) x 3.63m) with a sealed unit double glazed leaded front bay window, feature brick Inglenook fire place with exposed beam above, raised tiled hearth and Multi Fuel burner, laminate floor, 2 wall light points, and TV aerial point.

#### CONSERVATORY

18'2" x 11'0" (5.54m x 3.35m)

having sealed unit double glazed windows to side and rear, sealed unit double glazed French Doors to the rear garden, light & power points, 2 double panel radiators, 2 wall light points and door to the Kitchen.

#### GUEST CLOAKROOM

fitted with a pedestal hand basin, low flush W.C., 1/2 height ceramic tiled walls, radiator, extractor fan and sealed unit double glazed side window.

#### KITCHEN/FAMILY ROOM

19'2" (12'8" min) x 16'0" (7'9" min) (5.84m (3.86m min) x 4.88m (2.36m min))

fitted with a range of matching base, drawer and wall

mounted units, glass fronted display cabinets, display shelving, space for a range cooker with cooker hood above, integrated dishwasher, bottle rack, work surface containing the stainless steel 1 1/2 bowl sink top with mixer tap, ceramic tiled splashbacks, double panel radiator, feature log burner, inset ceiling spotlights, sealed unit double glazed arched side window and sealed unit double glazed rear window,

#### UTILITY

6'0" x 5'10" (1.83m x 1.78m)

fitted with base, drawer and wall mounted units, ceramic tiled splashbacks, stainless steel sink top with mixer tap, space & plumbing for an automatic washing machine, sealed unit double glazed rear door and sealed unit double glazed rear window.

#### LANDING

stairway with spindle balustrade to the second floor, radiator and wall light point.

#### BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

with a sealed unit double glazed rear window, double panel radiator, laminate floor, fitted double wardrobes with hanging rails & shelving,

#### ENSUITE

8'0" x 7'4" (2.44m x 2.24m)

fitted with a white suite incorporating a double shower cubicle with mains shower, low flush W.C., vanity unit with inset sink and cupboards beneath, additional storage cupboards, ceramic tiled splashbacks, towel radiator, ceramic tiled floor, inset ceiling spotlights and sealed unit double glazed rear window.

#### BEDROOM 2

12'0" (14'4" into bay) x 11'11" (3.66m (4.37m into bay) x 3.63m)

with a sealed unit double glazed leaded front bay window, 2 double panel radiators and coved ceiling.

### BEDROOM 3

13'7" (12'0" min) x 10'5" (4.14m (3.66m min) x 3.18m)  
with a sealed unit double glazed leaded front window,  
double panel radiator, fitted furniture incorporating 2 double  
wardrobes and dressing table with chests of drawers to  
either side, laminate floor and ceiling coving.

### BEDROOM 6

7'7" x 7'5" (2.31m x 2.26m)  
having a sealed unit double glazed leaded front window and  
radiator.

### BATHROOM

10'4" x 8'2" (3.15m x 2.49m)  
fitted with a white suite incorporating a corner bath, low  
flush W.C., vanity unit with inset hand basin, and storage  
cupboards beneath, ceramic tiled splashbacks, ornate  
ceiling coving, double panel radiator, ceramic tiled floor,  
inset ceiling spotlights, extractor fan and sealed unit  
double glazed rear window.

### SECOND FLOOR LANDING

having a sealed unit double glazed skylight window,  
spindle balustrade and giving access to bedrooms 4 and 5.

### BEDROOM 4

12'7" x 9'9" (12'5" max) (3.84m x 2.97m (3.78m max) )  
(restricted head height) with sealed unit double glazed  
skylight windows to front & side, radiator, fitted  
wardrobes/storage cupboards with hanging rail and  
shelving.

### BEDROOM 5

14'2" x 10'2" (6'8"min) (4.32m x 3.10m (2.03mm))  
( Restricted head height) having sealed unit double glazed  
skylight windows to front & rear, radiator and built-in  
storage cupboards.

### GARAGE

10'8" x 5'9" (3.25m x 1.75m)  
Currently converted to two sections, but can easily be  
returned to a garage and having an up & over entrance  
door, power points and door to the:

### GARAGE/STORE

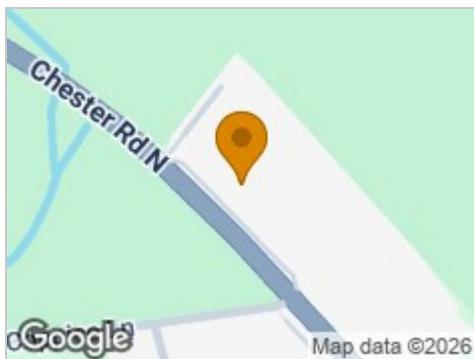
12'5" (10'0" min) x 10'6" (3.78m (3.05m min) x 3.20m)  
with wall cupboard containing the Worcester Combi boiler,  
bath with mixer tap shower for dog wash/grooming, storage  
shelving, storage cupboards, light & power points

### OUTSIDE

to the front, the property is set back from the road behind a  
small brick wall and has a brick paved drive with gravel  
area providing off road parking for several cars. Gates to  
either side of the property lead to the extensive enclosed  
rear garden which has a wide brick paved patio with  
external lighting, large well stocked bordered lawn with  
path leading to a further lawned area with shed,  
greenhouse and gate to the common.



## Road Map



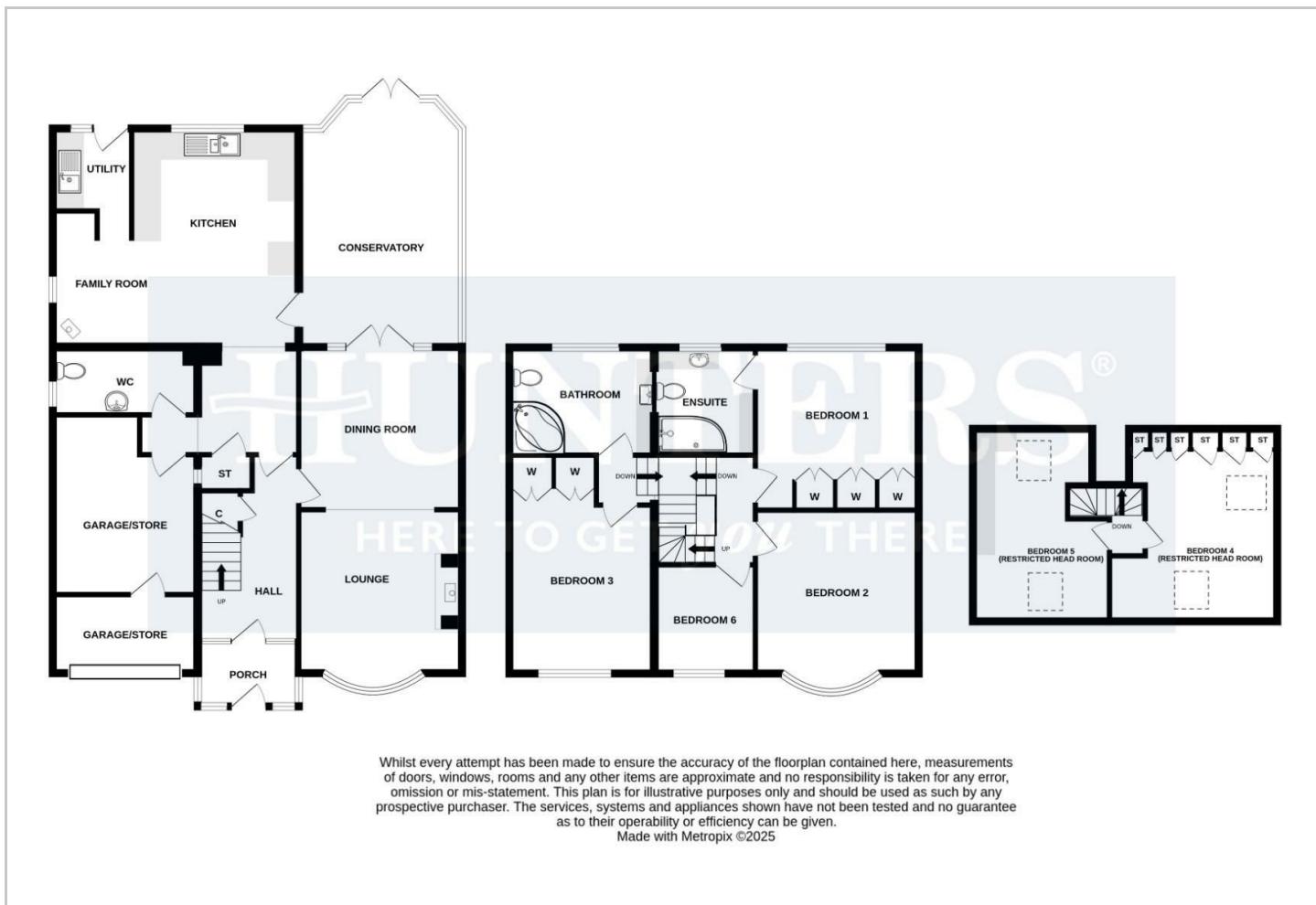
## Hybrid Map



## Terrain Map



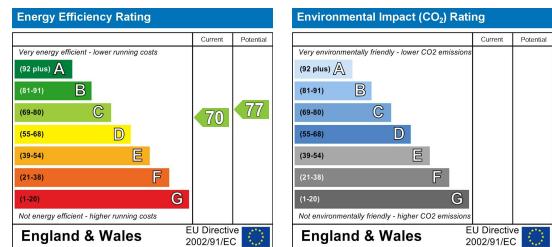
## Floor Plan



## 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.