

# HUNTERS®

HERE TO GET *you* THERE



Hill Street  
Burntwood, WS7 3XU

£800 Per Month



Council Tax: A



- WELL PRESENTED FIRST FLOOR APARTMENT
- COMMUNAL ENTRANCE WITH INTERCOM
- FITTED KITCHEN
- SEALED UNIT DOUBLE GLAZING
- COMUNAL GARDEN WITH BRICK STORE
- TWO BEDROOMS
- LOUNGE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING



## COMMUNAL ENTRANCE HALL

With Intercom entrance

## HALL

reached through a communal hall with intercom telephone and having a raised panel composite entrance door, laminate floor, radiator and ceiling hatch to the roof space.

## KITCHEN

11'8" x 8'10" (3.56m x 2.69m)

fitted with a range of base and wall units, work surface with inset 1 1/2 bowl sink top, Zanussi 4 ring electric hob, electric oven, space for a fridge/freezer, space & plumbing for an automatic washing machine, breakfast bar, tiled splashbacks, radiator, storage cupboard and a sealed unit double glazed rear window.

## LOUNGE

16'5" x 11'1" (5.00m x 3.38m)

having a sealed unit double glazed front window, double panel radiator, tv aerial point, telephone point, storage cupboard with shelf and laminate floor.

## BEDROOM 1

12'10" x 10'5" (3.91m x 3.18m)

having a sealed unit double glazed rear window and radiator.

## BEDROOM 2

9'11" x 7'7" (3.02m x 2.31m)

having a sealed unit double glazed front window and radiator.

## BATHROOM

fitted with a white suite incorporating a bath with

mains shower& screen above, vanity unit with sink above and cupboard beneath, low flush W.C., double panel radiator, upvc wall panelling and a sealed unit double glazed rear window



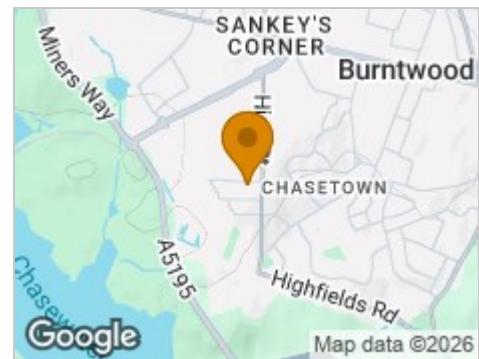
## Road Map



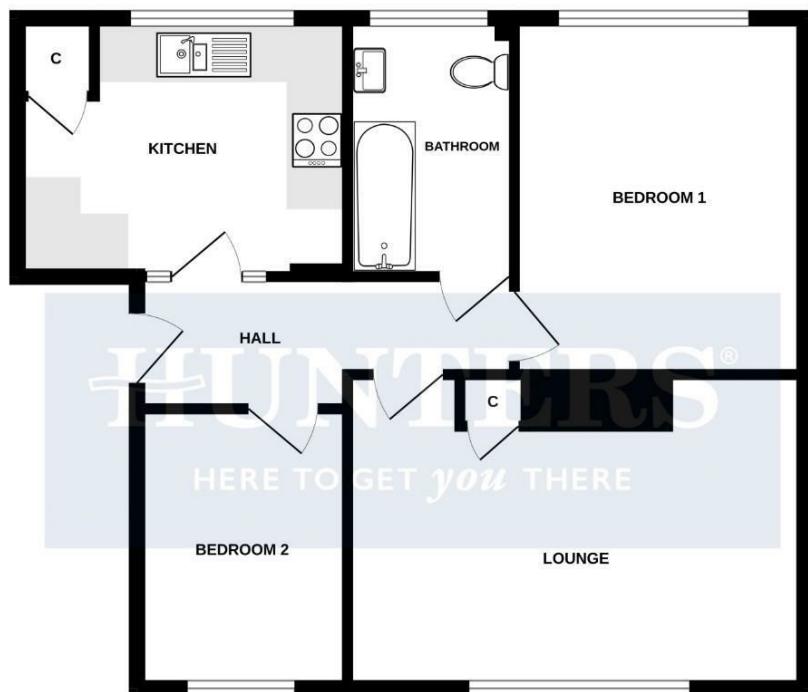
## Hybrid Map



## Terrain Map



## Floor Plan



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

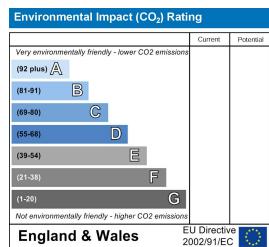
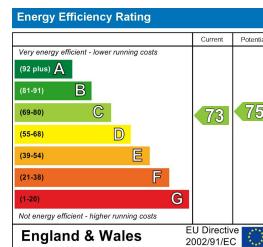
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.