



Alden Hurst

Burntwood, WS7 2BQ

Asking Price £220,000



Hunters Burntwood are pleased to offer For Sale this Freehold Semi Detached House which is situated in a on a substantial corner plot and is available with no upward chain. The property has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: hall, lounge, kitchen diner, single glazed garden room, landing, three bedrooms and bathroom. Outside are gardens to front, side and rear, driveway parking for several cars and detached garage.



HALL

having a sealed unit double glazed side entrance door with adjoining sealed unit double glazed window, ceramic tiled floor and stairway to the first floor.

LOUNGE 17'1" x 10'10" (5.21m x 3.30m)

with sealed unit double glazed windows to front and side, Living Flame gas fire set within a feature fireplace, dado rail, double panel radiator, beamed ceiling, TV aerial point and multi paned double doors to the :-

KITCHEN DINER 17'1" x 9'11" (13'2" max) (5.21m x 3.02m (4.01m max))

the dining area has two double panel radiators, under stairs storage cupboard, sealed unit double glazed patio window with sliding door to the Conservatory. The Kitchen is fitted with a range of matching base, drawer and wall mounted units, round edge work surfaces with inset stainless steel sink top, display cabinets, ceramic tiled splashbacks, space and plumbing for an automatic washing machine. space for an electric oven, space for a fridge/ freezer, ceramic tiled floor and sealed unit double glazed windows to the side and rear.

SINGLE GLAZED GARDEN ROOM 8'6" x 6'6" (2.59m x 1.98m)

with single glazed windows to the sides and rear, multi paned double doors to the rear garden and ceramic tiled floor.

LANDING

with ceiling hatch to the roof space, airing cupboard containing the Valliant Eco Tec Pro28 combination boiler, shelving and radiator.

BEDROOM 1 11'1"(9'8" min) x 10'6" (3.38m(2.95m min) x 3.20m)

having sealed unit double glazed windows to the front & side, radiator, wardrobe with hanging rail and shelf.

BEDROOM 2 10'6" x 10'5" (3.20m x 3.18m)

with sealed unit double glazed rear window, radiator, TV aerial point and built in wardrobe with hanging rail & shelf.

BEDROOM 3 8'2" x 6'4" (2.49m x 1.93m)

having a sealed unit double glazed front window.

BATHROOM

fitted with a white suite incorporating a spa bath and mains shower above, vanity unit with inset hand basin and cupboard beneath, low flush W.C., ceramic tiled splashbacks, part wood wall panelling, radiator and sealed unit double glazed rear window.

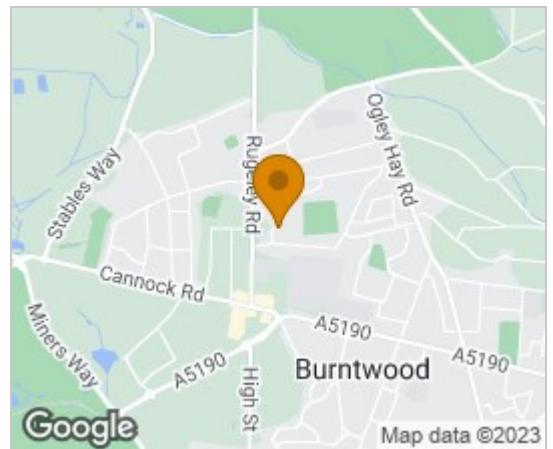
GARAGE 17'2" x 8'4" (5.23m x 2.54m)

having an up and over entrance door, light & power points and side window.

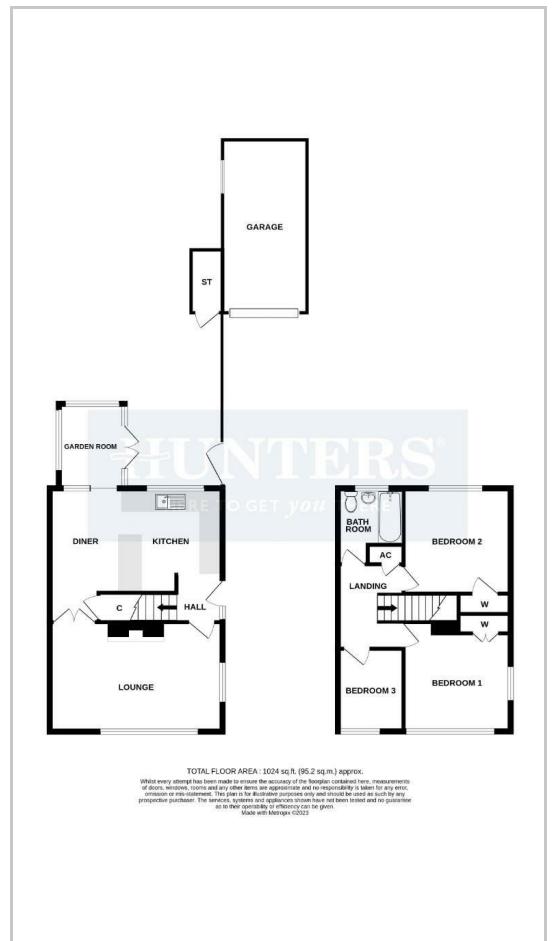
OUTSIDE

the property is situated on a corner plot with lawned garden to front and side, driveway parking for several cars and gated side access to the rear garden which has a patio and path leading through the bordered lawned garden with garden store to a further patio area at the rear.

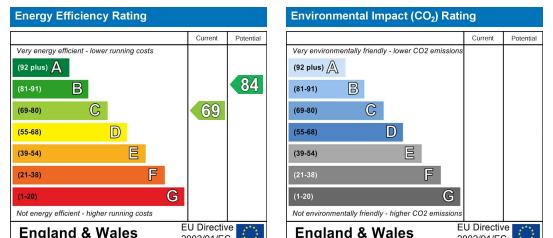
Area Map



Floor Plans



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.