

HUNTERS®

HERE TO GET *you* THERE



Bulrush Close

Brownhills, Walsall, WS8 6DB

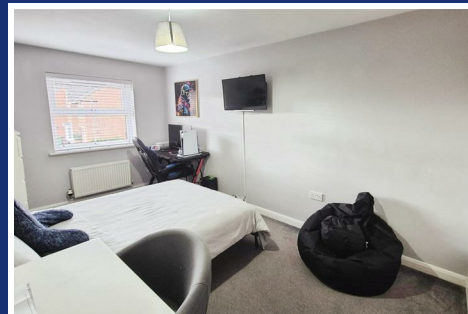
£370,000



Council Tax: E



- WELL PRESENTED DETACHED HOUSE
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- FITTED KITCHEN, GUEST CLOAK ROOM, UTILITY
- GAS RADIATOR CENTRAL HEATING
- GARAGE, FRONT GARDEN WITH DRIVEWAY PARKING
- FOUR BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- FAMILY BATHROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented Freehold Detached House which is situated in a popular location close to Brownhills centre with local shops & amenities. The property has the benefit of sealed unit double glazed windows, gas radiator central heating and in brief comprises: entrance hall, guest cloakroom, lounge with feature fireplace, separate dining room, fitted kitchen with appliances, utility, landing, four bedrooms (three with fitted wardrobes), ensuite to bedroom 1, family bathroom and garage. To the outside is a front garden with driveway parking and an enclosed rear garden.

ENTRANCE HALL

with a raised panel front entrance door, radiator, storage cupboard with shelving and stairway with spindle balustrade leading off to the first floor.

GUEST W.C.

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

LOUNGE

15'6" x 10'7" (4.72m x 3.23m)
with a sealed unit double glazed front bow window, feature fireplace with inset living flame gas fire, TV aerial point and doorway to the:

DINING ROOM

12'5" x 8'1" (3.78m x 2.46m)
having sealed unit double glazed rear French doors and radiator.

KITCHEN

12'2" x 9'9" (3.71m x 2.97m)
fitted with a range of matching base, drawer and wall mounted units, display cabinets, work surfaces incorporating a 1 & 1/2 bowl sink top with drainer, 4 ring gas hob with cooker hood above, electric double oven, ceramic tiled splashbacks, space and plumbing for a dishwasher, radiator and sealed unit double glazed rear window.

UTILITY

9'4" x 5'1" (2.84m x 1.55m)
fitted with base units and larder unit, work surface with double width sink, space & plumbing for an automatic washing machine, cupboard containing the Worcester central heating boiler, tiled splashback, double panel radiator and sealed unit double glazed rear door.

LANDING

having a ceiling hatch to the roof space, radiator and storage cupboard

BEDROOM 1

15'0" (11'10" min) x 13'9" (14'9" min) (4.57m (3.61m min) x 4.19m (4.50m min))
with a sealed unit double glazed front window, radiator and double wardrobe

EN-SUITE

fitted with a white suite incorporating a shower cubicle with mains shower, hand basin with cupboard beneath, low flush W.C., panelled splashback, chrome towel radiator, extractor fan, shaver socket, and sealed unit double glazed side window.

BEDROOM 2

16'0" x 8'9" (4.88m x 2.67m)

with a sealed unit double glazed front window, radiator and double fitted wardrobe.

BEDROOM 3

10'3" x 8'5" (10'1" max) (3.12m x 2.57m (3.07m max))

with a sealed unit double glazed rear window, radiator and double fitted wardrobe.

BEDROOM 4

10'5" x 8'9" (3.18m x 2.67m)

with a sealed unit double glazed rear window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath, low flush W.C., hand basin with cupboard beneath, shower cubicle with mains shower, panelled splashbacks, chrome towel radiator, extractor, and sealed unit double glazed rear window.

GARAGE

17'3" x 8'2" (5.26m x 2.49m)

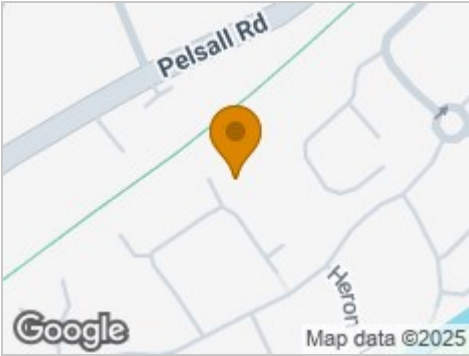
with an up & over entrance door and light & power points.

OUTSIDE

To the front of the property is a tarmac drive, lawn with shrub border and path to the front entrance. A gate gives access to the side of the property and inturn leads to the rear which is enclosed by fencing and has a patio area with cold water tap, lawn and further patio to the rear.



Road Map



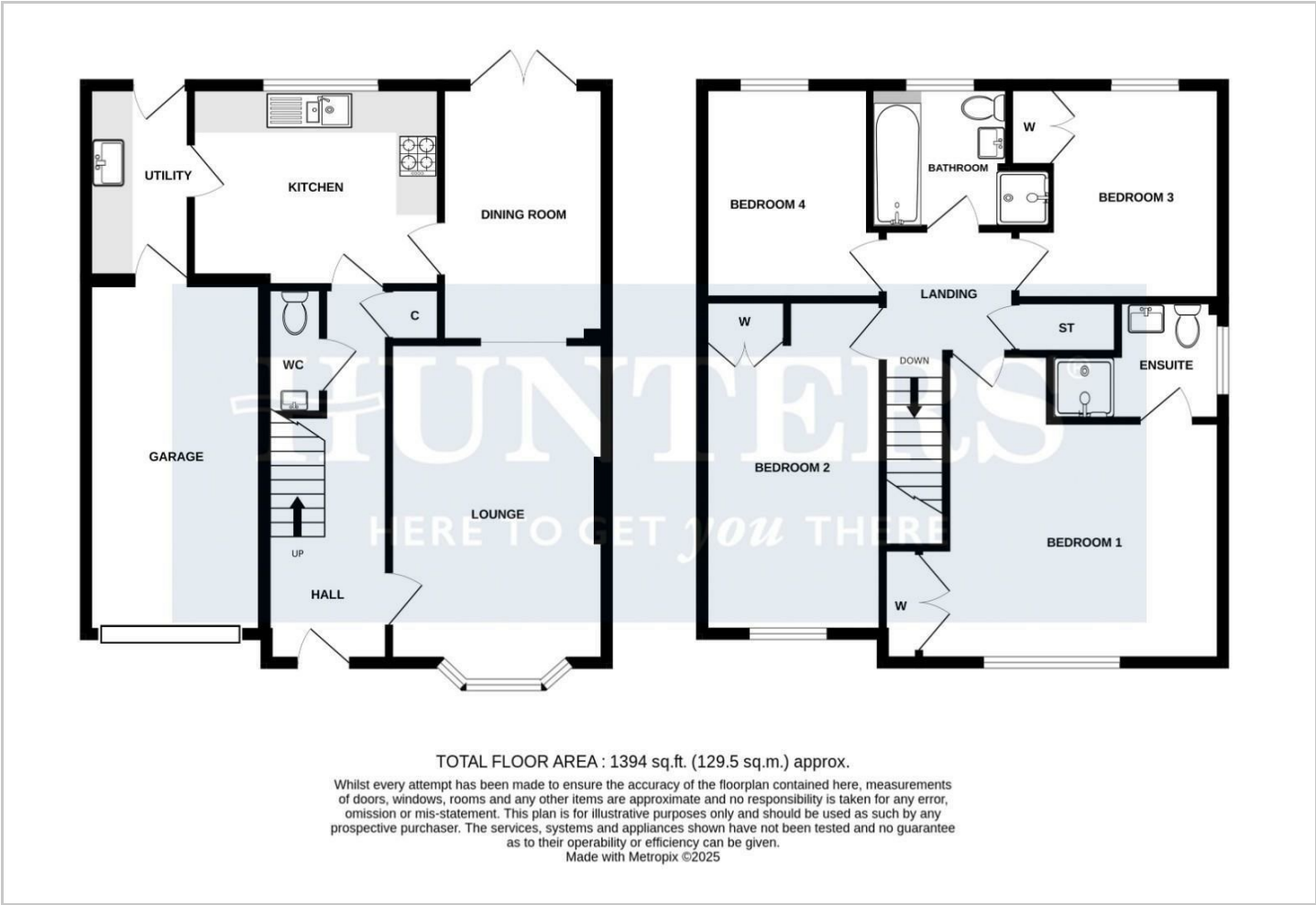
Hybrid Map



Terrain Map



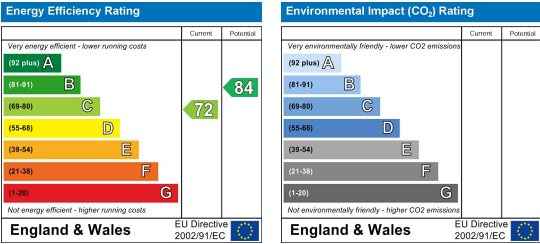
Floor Plan



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.