



## Thorpe Avenue

Burntwood, WS7 1NF

Offers In The Region Of £170,000

- FREEHOLD SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN, BATHROOM
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN, GARAGE,



- IN NEED OF FULL MODERNISATION
- LOUNGE
- CONSERVATORY
- SEALED UNIT DOUBLE GLAZING TO MOST WINDOWS AND DOORS
- ENCLOSURE REAR GARDEN



## PORCH

having sealed unit double glazed double doors to the front.

## HALL

with a half glazed front door, window alongside and radiator.

## BEDROOM 1 12'0" x 10'10" (3.66m x 3.30m)

with a sealed unit double glazed front window and radiator.

## BEDROOM 2 9'2" x 8'2" (2.79m x 2.49m)

having a sealed unit double glazed front window and radiator.

## BATHROOM

fitted with a bath, Triton electric shower, low level W.C, hand basin, radiator, storage cupboard, sealed unit double glazed side window and ceiling hatch to the roof space.

## LOUNGE 15'7" x 11'9" (4.75m x 3.58m)

with a full width rear window, radiator, twoowall light points and fireplace with gas fire.

## KITCHEN 8'4" x 8'1" (2.54m x 2.46m)

having a sealed unit double glazed side window, base units, enamel sink, work surface, space for a gas cooker, wall mounted Worcester gas combination boiler, rear window and rear door to the:

## CONSERVATORY 20'3" x 6'6" (6.17m x 1.98m)

having sealed unit double glazed windows to side and rear, sealed unit double glazed side door, light & power points and extractor.

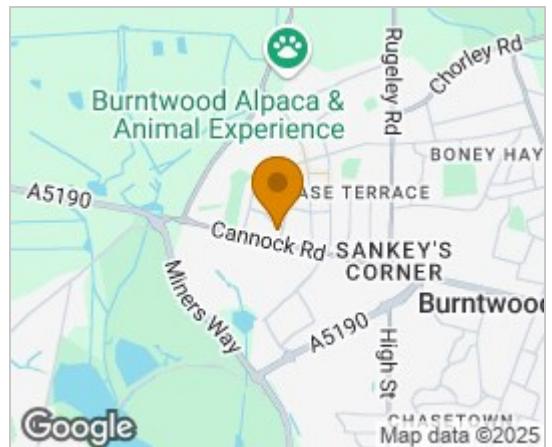
## SINGLE GARAGE

Single garage

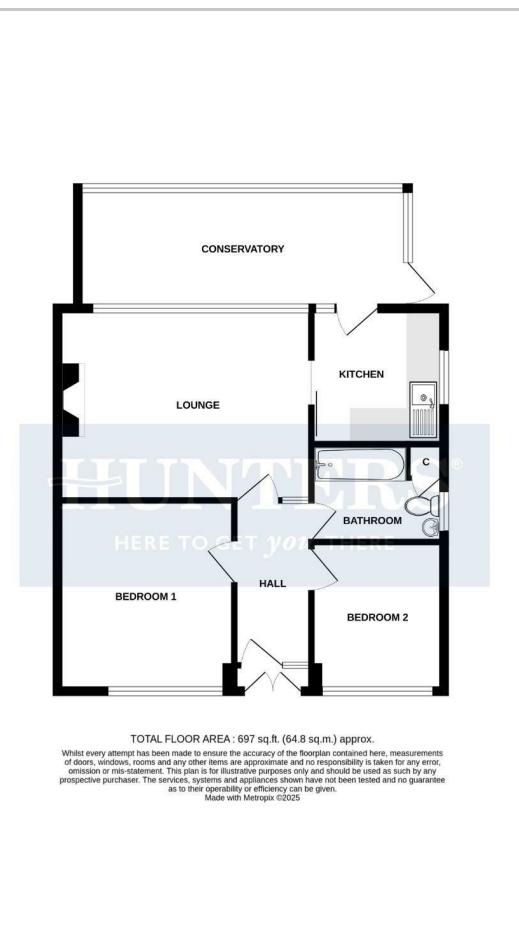
## OUTSIDE

To the front of the property is a bordered lawn, with shared drive leading to a garage at the rear. A gate at the rear gives access to the rear garden which is enclosed by fencing.

## Area Map

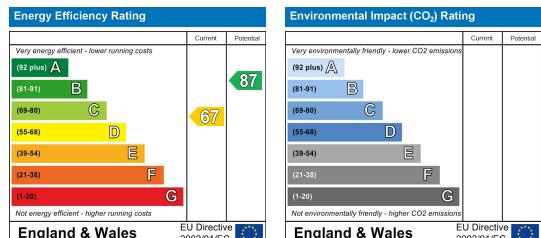


## Floor Plans



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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 floorplan is for general purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their present or future efficiency can be given.  
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## 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.