



Hunslet Road,
Burntwood, WS7 9LA

Offers in the Region Of £490,000

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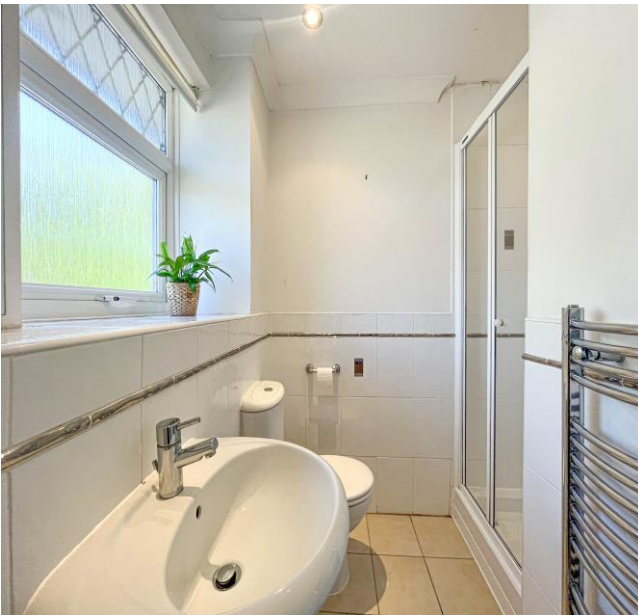
Welcome to Hunslet Road, a four bedroom executive family residence situated on an enviable corner plot on the much sought after Hunslet Estate in Burntwood.

An internal inspection reveals an inviting entrance hall, extremely spacious living room with doors leading to a dining space, large breakfast kitchen with space for appliances, versatile snug/sitting room and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts four generous bedrooms, an en suite shower room to master and a large family bathroom in pristine condition. Outside is a remarkable privately enclosed rear garden with excellent potential for extension (STPP) and the perfect outdoor space for any growing family.

To the fore is a multi vehicle driveway and single garage accessible both at the front and rear of the property. Nearby are a variety of local shops, highly regarded schools, pleasant country pubs and easily accessible transport links. If you're looking to find your dream home, Hunslet Road could be the one for you...





Property Specification

EXECUTIVE FAMILY HOME
HIGHLY SOUGHT AFTER LOCATION
ENVIABLE CORNER PLOT
SPACIOUS LIVING ROOM
DINING SPACE

Hall
Porch

Living Room 4.57m (15') max x 3.72m (12'2")

Dining Room 3.59m (11'9") x 3.03m (9'11")

Kitchen/Diner 5.04m (16'6") x 3.34m (10'11") max

Sitting Room 4.77m (15'8") x 2.69m (8'10")

WC
Landing

Bedroom 1 14' 5" x 12' 0" (4.39m x 3.65m)

Bedroom 2 11' 3" x 11' 4" (3.43m x 3.45m)

Bedroom 3 10' 9" x 8' 2" (3.28m x 2.49m)

Bedroom 4 10' 7" x 8' 6" (3.22m x 2.59m)

Bathroom
En-suite
Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21st May 2023

Viewer's Note:

Services connected: Gas, Electric, Water Mains Drainage
Council tax band: E
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

