



Huntsmans Gate,
Burntwood, WS7 9LL

Offers in the Region Of £425,000

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Welcome to Huntsmans Gate, an immaculately presented and considerably improved four bedroom detached family home situated on the much sought Hunslet Estate in Burntwood.

An internal inspection reveals a welcoming entrance, spacious family living room, wonderful open plan kitchen dining space finished to a high specification and having bi-folding doors into the rear garden. Completing the ground floor is the utility space and guest W/C.

Stairs lead to the first floor where the property boasts four bedrooms, an en suite to master and also a family bathroom.

Outside is a pleasant privately enclosed rear garden that has been landscaped and is easily maintained and to the fore is a multi vehicle driveway.

The position of this property is particularly ideal as you are close to open fields, highly regarded schools, a handful of shops and easily accessible transport links.

CALL NOW TO VIEW!!!







Property Specification

IDEALLY POSITIONED
SOUGHT AFTER LOCATION
DETACHED FOUR BEDROOM FAMILY HOME
STUNNING KITCHEN DINER
SPACIOUS LIVING ROOM

Porch

Entrance Hall

Living Room 15' 8" x 13' 6" (4.78m x 4.11m)

Open Plan Kitchen/Dining Space 25' 1" x 16' 0"
(7.65m x 4.87m)

Utility Space 11' 8" x 4' 11" (3.56m x 1.50m)

W/C

Landing

Bedroom One 12' 8" x 11' 9" (3.86m x 3.58m)

En Suite

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

Bedroom Three 9' 8" x 8' 2" (2.95m x 2.49m)

Bedroom Four 8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom

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:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

