



Hunter Avenue, Burntwood

Offers in the region of £235,000

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ENVIABLE PLOT SIZE WITH EXCELLENT SCOPE AND POTENTIAL A rare opportunity to acquire a much loved home occupying a large corner plot in the sought after Burntwood area. Internally this wonderful property comprises a welcoming entrance hall, spacious living room, extended dining kitchen with pantry and access into the rear garden. Stairs lead to the first floor where you have three bedrooms and a family bathroom. Outside is a low maintenance, landscaped garden with access to a separate single garage with newly fitted door and internally refinished, also having parking in front. Nearby amenities include Highfields & Fulfen Primary School within walking distance, a handful of shops and also a short drive into Lichfield City Centre. If you are looking for a unique home with an amazing amount of potential - Hunter Avenue could be the one for you!!!!





Property Specification

ENVIABLE PLOT SIZE
CORNER POSITION
THREE BEDROOMS
SPACIOUS RECEPTION ROOM
DINING KITCHEN

Hall 2.53m (8'4") x 1.56m (5'1") max

Living Room 4.36m (14'4") x 3.99m (13'1") max

Dining Room 4.36m (14'4") x 3.05m (10')

Pantry 1.57m (5'2") x 0.97m (3'2")

Kitchen 4.26m (14') x 2.05m (6'9")

Landing 2.98m (9'9") x 1.81m (5'11")

Bedroom 1 4.63m (15'2") max x 3.00m (9'10")

Bedroom 2 3.15m (10'4") x 2.40m (7'10")

Bedroom 3 3.15m (10'4") max x 2.12m (6'11")

Bathroom 2.60m (8'6") x 1.83m (6')

Garage 5.03m (16'6") x 2.99m (9'10")

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:

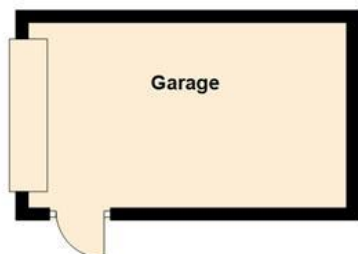
Services connected: Mains Gas, Electric and Sewerage
Council tax band: B
Tenure: Freehold

Floor Plan

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

Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

