



Hunter Avenue,
Burntwood, WS7 9AQ

Offers in the Region Of £235,000



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WALKING DISTANCE TO FULFEN PRIMARY SCHOOL

Welcome to Hunter Avenue, a well presented and extended semi detached property situated in the sought after Burntwood area.

Internally this home features a welcoming entrance hall, spacious family living room, versatile dining space and completing the ground floor is the extended kitchen space.

Stairs lead to the first floor where the property boasts three well proportioned bedrooms and a modern family bathroom.

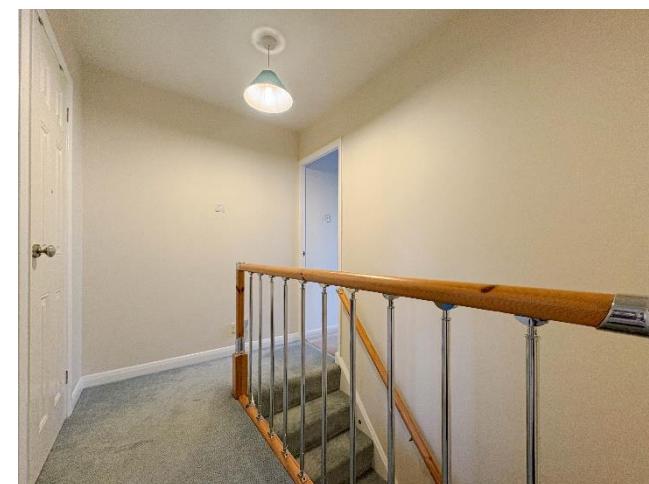
Externally you have a lovely privately enclosed rear garden and to the fore is a multi vehicle driveway.

Nearby amenities include highly regarded primary and secondary schools, local shops and easily accessible transport links.

Burntwood park is just a short walk around the corner and is perfect for those with children or pets.

CALL NOW TO VIEW!!!





Property Specification



Hallway

Living Room 12' 9" x 14' 5" (3.89m x 4.40m)

Dining Room 9' 6" x 14' 7" (2.89m x 4.45m)

Kitchen 13' 0" x 7' 5" (3.97m x 2.25m)

Landing

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

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

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

Bathroom 6' 0" x 8' 6" (1.83m x 2.60m)

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

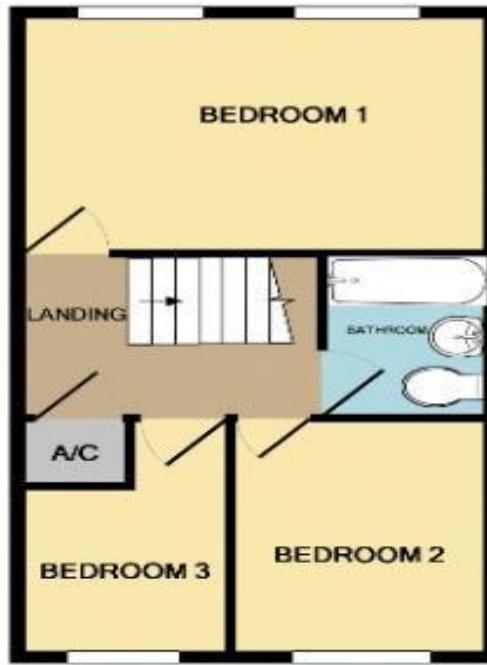
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

