



Hunslet Road, Burntwood, WS7 9LF

Offers in the Region Of £440,000

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Welcome to Hunslet Road, a superbly presented four bedroom family home situated on the ever popular Hunslet Estate in Burntwood.

An internal inspection reveals an inviting entrance hall, large family living room, separate dining space, kitchen with utility room and guest W/C, conservatory with doors into the garden and completing the ground floor is the garage perfect for storage.

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

Outside is a well manicured and privately enclosed rear garden, the perfect space for entertaining guests or any growing family. To the fore is a multi vehicle driveway with electric car charging point.

Amenities nearby include highly regarded local schools including Fulfen Primary School that has been awarded outstanding upon recent inspection.

You are also a stones throw from local shops and easily accessible transport links.

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification



Hallway 4.42m (14'6") max x 1.80m (5'11")

Living Room 4.15m (13'7") x 4.11m (13'6") max

Dining Room 3.57m (11'9") x 3.18m (10'5")

Kitchen 3.31m (10'10") x 2.77m (9'1")

Utility Room 2.49m (8'2") x 1.43m (4'8")

WC 1.90m (6'3") x 1.05m (3'5")

Garage 4.93m (16'2") x 2.57m (8'5")

Conservatory 3.16m (10'4") x 3.13m (10'3")

Landing 3.01m (9'10") x 0.99m (3'3") plus 0.33m (1'1") x 0.33m (1'1")

Bedroom 1 4.17m (13'8") x 3.67m (13'6")

Bedroom 2 3.78m (12'5") x 2.72m (8'11")

Bedroom 3 4.13m (13'7") x 2.42m (7'11")

Bedroom 4 2.80m (9'2") x 2.10m (6'11")

Bathroom 2.69m (8'10") max x 2.19m (7'2")

En-suite Shower Room 1.86m (6'1") x 1.79m (5'10")

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:

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

Ground Floor

Approx. 80.1 sq. metres (862.6 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 137.3 sq. metres (1477.6 sq. feet)

Map Location

