

HUNTERS[®]

HERE TO GET *you* THERE



Gough Lane

Burntwood, WS7 3RS

Asking Price £240,000



Council Tax: C



- MODERN SEMI DETACHED HOUSE
- ENSUITE SHOWER TO BEDROOM 1
- FITTED KITCHEN WITH APPLIANCES
- GAS RADIATOR CENTRAL HEATING
- DRIVEWAY PARKING TO FRONT
- THREE BEDROOMS
- LOUNGE
- FAMILY BATHROOM, GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented Modern Freehold Semi Detached Home, which has the benefit of sealed unit double glazing and gas radiator central heating. In brief the accommodation briefly comprises: entrance hall with storage cupboard, fitted kitchen with appliances, guest cloakroom, lounge, landing with storage cupboard, three bedrooms, ensuite shower to bedroom 1 and family bathroom. Outside, there is off road parking for two cars and enclosed rear garden.

HALL

having a sealed unit double glazed front entrance door, storage cupboard, radiator and stairway to the first floor.

GUEST CLOAKROOM

fitted with a white suite incorporating a low level W.C., corner hand basin, tiled splashback, radiator and extractor fan.

KITCHEN

12'2" x 8'1" (3.71m x 2.46m)

fitted with a range of matching gloss fronted base, drawer and wall mounted units, round edge work surfaces with inset stainless steel sink top with mixer tap, Zanussi 4 ring gas hob with cooker hood above, fan assisted electric oven, integrated dishwasher, space for a fridge freezer, space & plumbing for an automatic washing machine, Ideal logic combi central heating boiler, larder unit, radiator and sealed unit double glazed front window.

LOUNGE

15'1" x 14'7"(max) (4.60m x 4.45m(max))

having sealed unit double glazed French doors with sealed unit double glazed windows to either side, 2 radiators and an understairs storage cupboard.

LANDING

with storage cupboard, radiator and ceiling hatch to the roof space.

BEDROOM 1

11'11" x 8'6" (3.63m x 2.59m)

having a sealed unit double glazed rear window, radiator, wardrobe with hanging rails.

ENSUITE

fitted with a white suite incorporating a shower cubicle with mains shower and tiled splashbacks, pedestal hand basin with tiled and mirror splashbacks, low flush W.C., radiator and extractor fan.

BEDROOM 2

10'3" x 8'6" (3.12m x 2.59m)

with a sealed unit double glazed front window and radiator.

BEDROOM 3

8'11" x 6'4" (2.72m x 1.93m)

with a sealed unit double glazed rear window & radiator.

BATHROOM

fitted with a white suite incorporating a panel bath, pedestal hand basin, low flush W.C., ceramic tiled splashback, double panel radiator, extractor fan and a sealed unit double glazed front window.

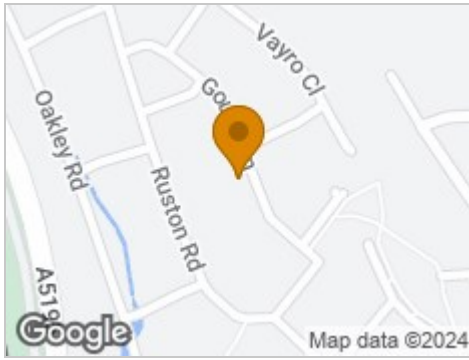
OUTSIDE

to the front of the property is a double width drive

giving parking spaces for two cars, , electric car charging point, exterior light, path leading to the front entrance door, outside light and a shared path to the side of the property giving access to the rear garden which is enclosed by fencing and has a paved patio, external light & power points and a lawned garden.



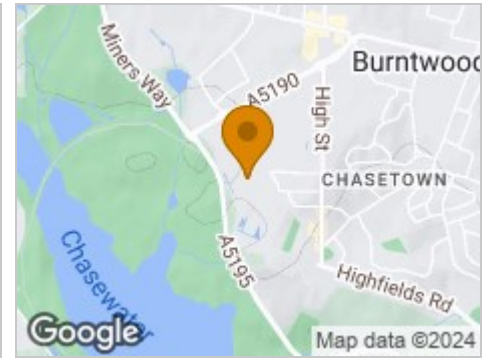
Road Map



Hybrid Map



Terrain Map



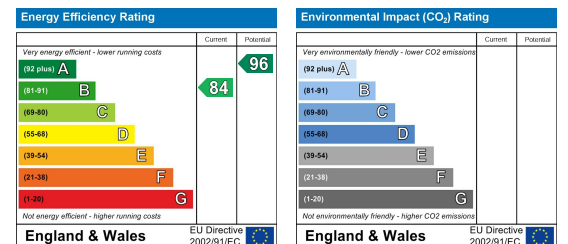
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.