

HUNTERS[®]

HERE TO GET *you* THERE



Railway Lane
Burntwood, WS7 1LT

£350,000



Council Tax: C



- EXTENDED DETACHED FAMILY HOME
- ENSUITE TO BEDROOM 1
- CONSERVATORY
- GUEST CLOAKROOM, FAMILY BATHROOM
- DOUBLE GLAZING, GAS CENTRAL HEATING

- FOUR BEDROOMS
- THROUGH LOUNGE/DINER
- FITTED KITCHEN WITH APPLIANCES
- 37ft GARAGE & GYM ROOM
- GARDENS TO FRONT AND REAR



Hunters Burntwood are pleased to offer for sale this spacious freehold detached family home which has the benefit of sealed unit double glazing and gas radiator central heating. The accommodation in brief comprises; entrance hall, guest cloakroom, through lounge/diner, conservatory, fitted kitchen with appliances, four good sized bedrooms, ensuite shower room to bedroom 1, family bathroom, 37ft garage with electric roller door and gym room. Outside is a front garden with driveway parking and enclosed rear garden

HALL

having a sealed unit double glazed front entrance door, adjoining sealed unit double glazed window alongside, radiator, laminate floor, ceiling spotlights and stairs to the first floor.

GUEST CLOAKROOM

fitted with a low flush W.C., corner hand basin, with tiled splashback, extractor and laminate floor.

LOUNGE/DINER

26'8" x 10'8"(7'9" min) (8.13m x 3.25m(2.36m min)) having a sealed unit double glazed front bay window, radiator, fire surround with electric fire, 3 wall light points, radiator, laminate floor, sealed unit double glazed French doors to the:-

CONSERVATORY

11'3" x 9'3" (3.43m x 2.82m) with sealed unit double glazed windows to sides and rear, French doors leading to the rear garden, laminate floor, double panel radiator, ceiling light/fan and power points.

KITCHEN

14'2" x 8'8" (4.32m x 2.64m) fitted with a range of matching base, drawer and wall mounted units, granite work surfaces incorporating a

1 1/2 bowl stainless steel sink top with mixer tap, 5 ring gas hob with cooker hood above, electric double oven, dishwasher, space for an American fridge/freezer, inset ceiling spotlights and a sealed unit double glazed rear window.

LANDING

with the ceiling hatch to the roof space.

BEDROOM 1

16'11" x 8'2" (5.16m x 2.49m) having a sealed unit double glazed front window, double panel radiator, inset ceiling spotlights and TV aerial socket.

ENSUITE

fitted with a corner shower cubicle with Triton T80z shower, hand basin with cupboard beneath, low flush W.C., ceramic tiled splashbacks, inset ceiling spotlights, chrome towel rail, extractor fan and sealed unit double glazed rear window.

BEDROOM 2

14'8" (13'0" min) x 8'9" (4.47m (3.96m min) x 2.67m) having a sealed unit double glazed rear window, radiator, inset ceiling spotlights and TV socket.

BEDROOM 3

11'8" (13'4" max) x 8'9" (3.56m (4.06m max) x 2.67m)
having a sealed unit double glazed front window, radiator, inset ceiling spotlights and TV aerial point.

BEDROOM 4

10'1" x 7'10" (3.07m x 2.39m)
with a sealed unit double glazed rear window, radiator and inset ceiling spotlights.

BATHROOM

fitted with a white suite incorporating a P shaped bath with mixer tap shower attachment and glass screen above. Vanity unit with hand basin and cupboard beneath, low flush W.C., chrome towel rail, sealed unit double glazed front window and airing cupboard containing the Ideal Esprit Eco combi boiler and shelving.

GARAGE

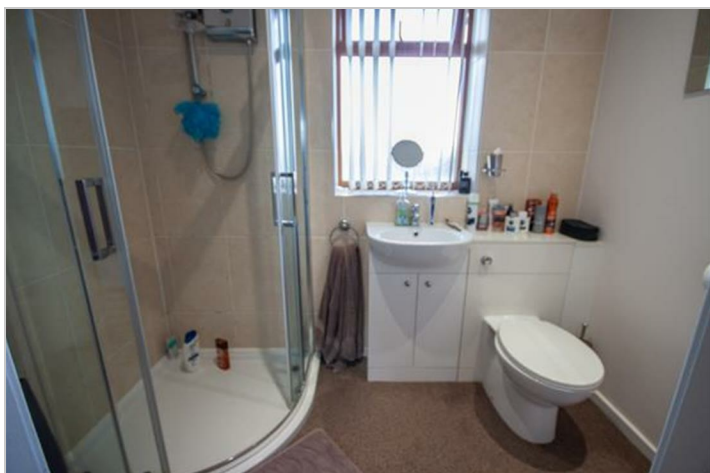
37'0" x 7'9" (8'3" max) (11.28m x 2.36m (2.51m max))
having an electric roller door, light & power points, sealed unit double glazed side door with window alongside, To the rear of the garage is the utility area which is fitted with work surface with inset stainless steel sink and drainer, wall units, space and plumbing for an automatic washing machine.

GYM

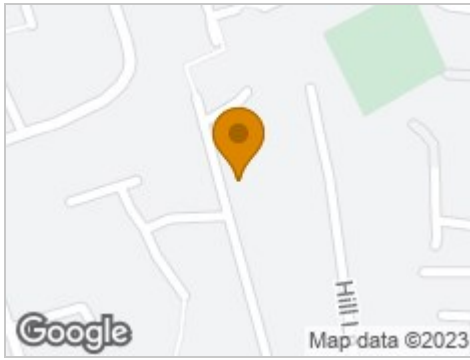
11'11" x 8'0" (3.63m x 2.44m)
fitted with sealed unit double glazed side & rear windows, light & power points.

OUTSIDE

to the front of the property is a brick paved drive providing parking for several cars, with a lawned garden alongside. At the rear the garden is enclosed by fencing and has a brick paved patio area, cold water tap, exterior lighting bordered lawn and covered area for hot tub.



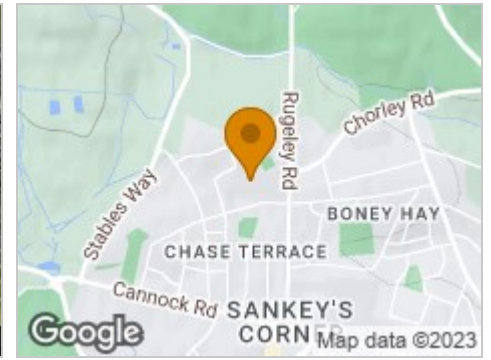
Road Map



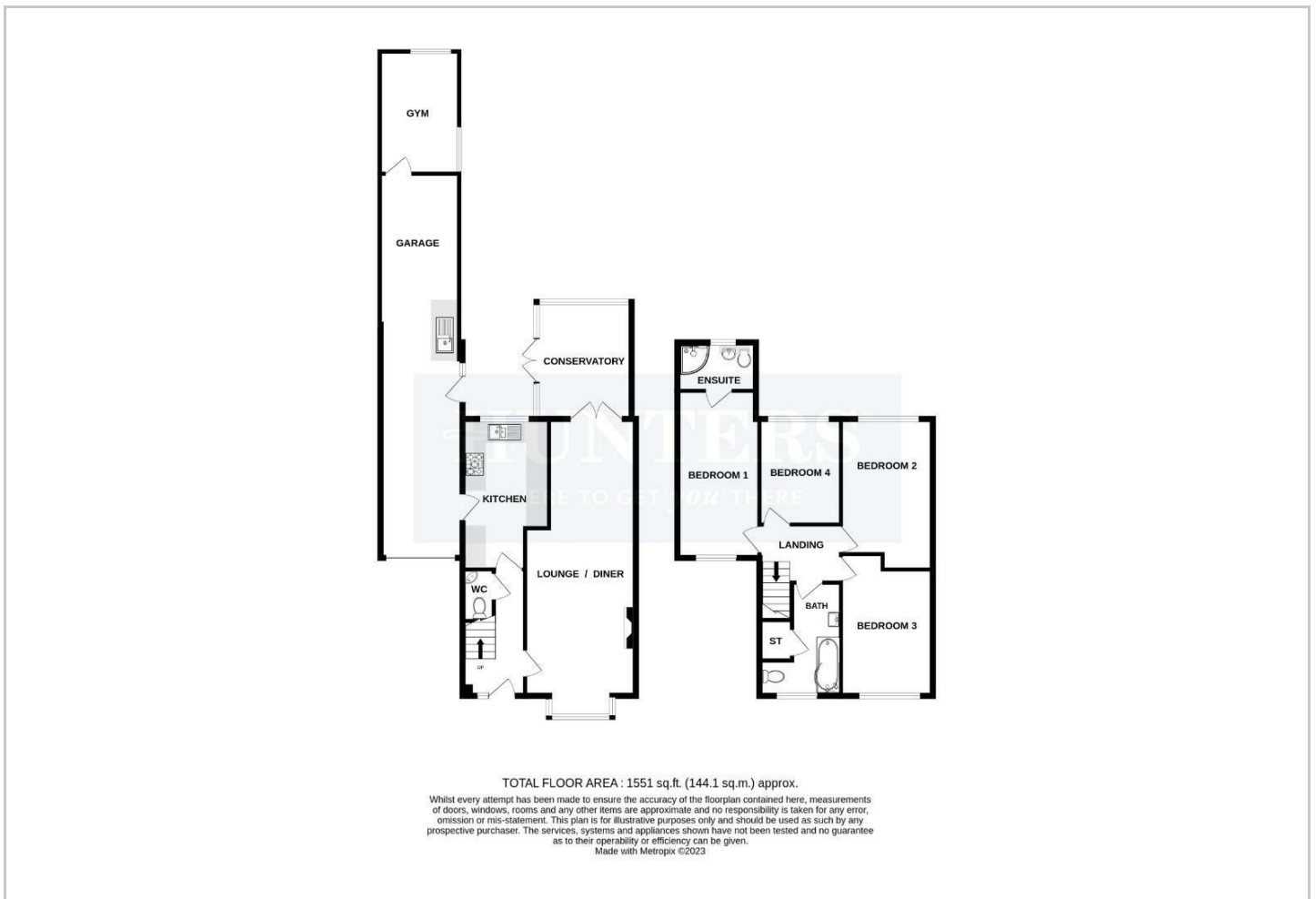
Hybrid Map



Terrain Map



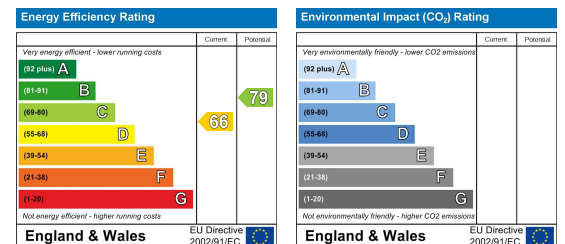
Floor Plan



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.