

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Silverdale Drive

Burntwood, WS7 3UY

Asking Price £325,000



Council Tax: E



- FREEHOLD DETACHED HOUSE
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- FITTED BREAKFAST KITCHEN
- FAMILY BATHROOM, GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZED THROUGHOUT

- FOUR BEDROOMS (three with fitted wardrobes)
- LOUNGE WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM, STUDY
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN, GARAGE, ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this freehold detached house which has the benefit of sealed unit double glazing throughout and gas radiator central heating. In brief the accommodation comprises; Entrance hall, study, lounge with feature fireplace, dining room, fitted breakfast kitchen, guest cloakroom, landing, four bedrooms (three with fitted wardrobes), en suite shower room to bedroom 1, family bathroom, garage, front garden, enclosed rear garden and driveway parking.

#### ENTRANCE HALL

with front entrance door, radiator, laminate floor, understairs storage cupboard and a stairway leading off to the first floor.

#### STUDY

11'4" x 6'10" (3.45 x 2.08)  
having a sealed unit double glazed front window, radiator and telephone point.

#### LOUNGE

15'4" x 11'4" (4.67 x 3.45)  
having sealed unit double glazed rear French doors with sealed unit double glazed windows alongside, TV aerial point, feature fireplace with marble hearth & back, radiator and wall mounted light points.

#### DINING ROOM

10'4" x 8'8" (3.15 x 2.64)  
with a sealed unit double glazed front window, radiator and door to the kitchen.

#### BREAKFAST KITCHEN

13'5" x 12'9" (10'4" min) (4.09 x 3.89 (3.15 min))  
fitted with matching range of base drawer & wall mounted units, round edge work surfaces incorporating a 1 & 1/2 bowl stainless steel sink top with drainer, 4 ring gas hob with cooker hood above, electric oven, ceramic tiled splash backs, space for a dishwasher, space & plumbing for an automatic

washing machine, space for a free standing fridge/freezer, ceramic tiled floor, radiator, ceiling spotlights, sealed unit double glazed rear window and a sealed unit double glazed side door.

#### GUEST CLOAKROOM

having a low level W.C., pedestal hand basin with ceramic tiled splash backs, laminate floor, radiator and sealed unit double glazed rear window.

#### LANDING

having a ceiling hatch to the roof space, radiator and a cupboard containing the central heating boiler.

#### BEDROOM 1

11'5" x 11'2" (3.48 x 3.40)  
having a sealed unit double glazed front window and built in wardrobes with hanging rails & shelving.

#### ENSUITE SHOWER ROOM

fitted with a white suite incorporating a shower cubicle with mains shower & ceramic tiled walls, low level W.C., pedestal hand basin, ceramic tiled splashbacks, radiator, ceiling spotlights, extractor fan, shaver socket and sealed unit double glazed front window.

#### BEDROOM 2

13'0" (11'0" min) x 10'5" (3.96 (3.35 min) x 3.18)  
having a sealed unit double glazed front window, radiator and a built in double wardrobe with hanging rail & shelving.

### BEDROOM 3

11'5" (9'4" min) x 8'11" (3.48 (2.84 min) x 2.72)  
having a sealed unit double glazed rear window,  
radiator and a built in double wardrobe with hanging  
rail & shelving.

### BEDROOM 4

9'1" x 8'10" max (2.77 x 2.69 max)  
having a sealed unit double glazed rear window and  
a radiator.

### FAMILY BATHROOM

fitted with a matching suite incorporating a panel  
bath with mains shower, pedestal hand basin, low  
level W.C., shaver socket, ceramic tiled splash  
backs, extractor fan, radiator, ceramic tiled floor,  
ceramic tiled splash backs, ceiling spotlights and a  
sealed unit double glazed rear window.

### GARAGE

16'6" x 8'4" (5.03 x 2.54)  
having an up & over entrance door, light & power  
points, side door to the rear garden and door to the  
front entrance door and a side door.

### OUTSIDE

to the front the property is set behind a hedge and  
has a path with lawn to either side, paths lead to  
either side of the property with gates on the left,  
giving access to the kitchen & garage doors and on  
the right giving access to the rear garden which is  
enclosed by wall & fencing and is block paved with  
cold water tap & security light point and side gate to  
the drive at the rear.

### ADDITIONAL INFORMATION

We are advised by the Owners that there is a  
service charge on the property of £189.32 per  
Annum plus an a managing agent administration  
charge of £144. This is subject to confirmation by  
the vendors solicitors.



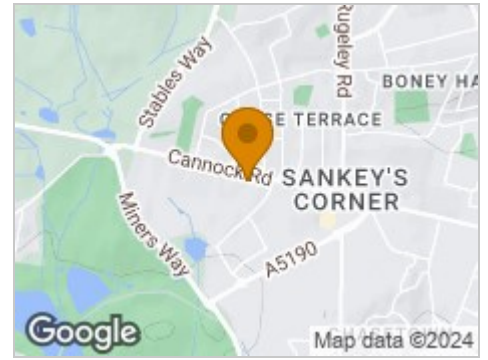
## Road Map



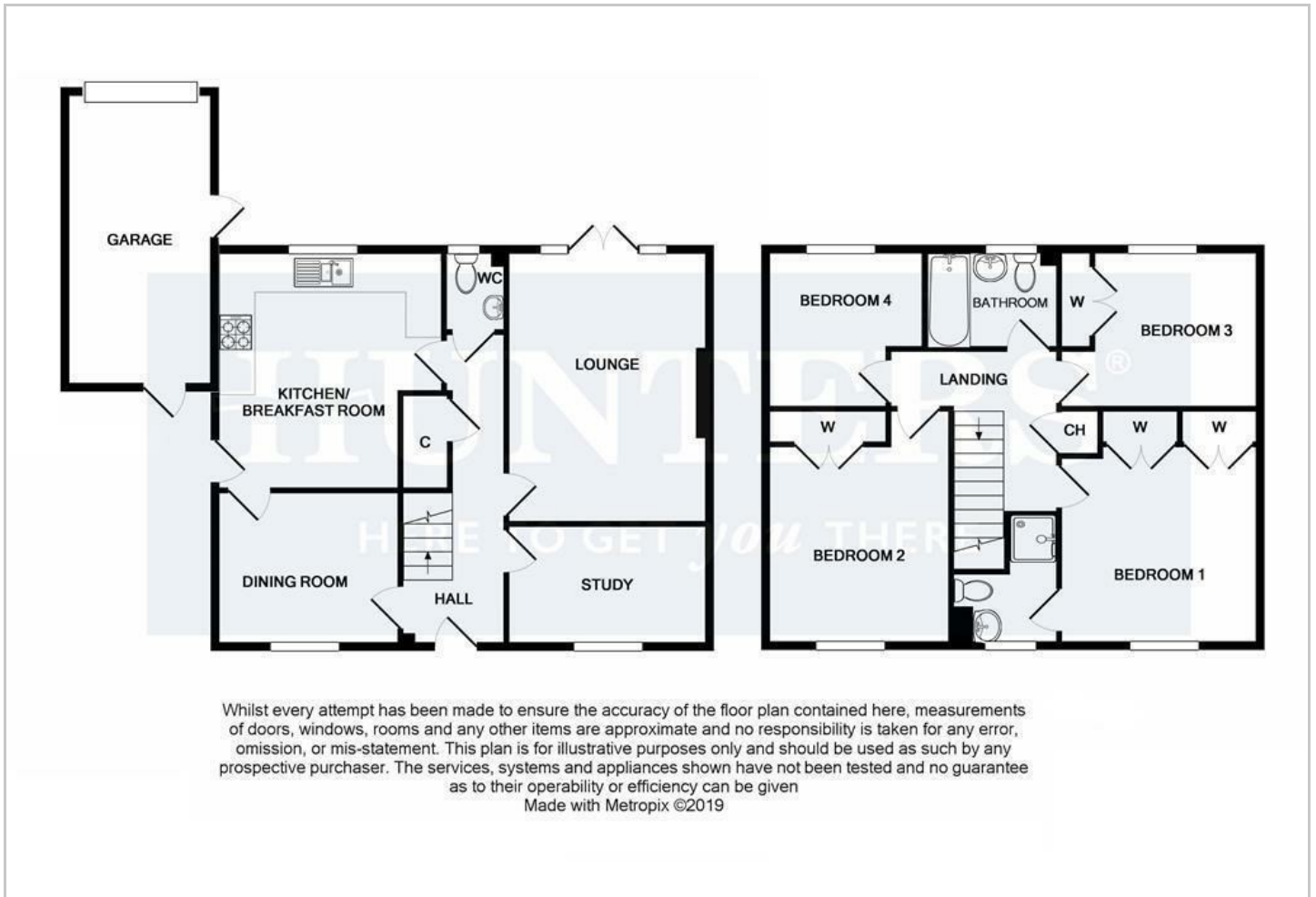
## Hybrid Map



## Terrain Map



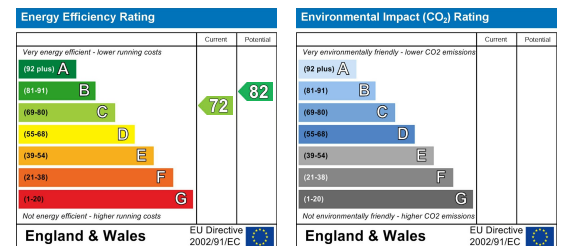
## Floor Plan



## 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.