

HUNTERS[®]

HERE TO GET *you* THERE



Cannock Road

Burntwood, WS7 0BP

Asking Price £325,000



Council Tax: C



- WELL PRESENTED DETACHED FAMILY HOME
- LOUNGE, GUEST CLOAKROOM
- SPACIOUS DOUBLE GLAZED CONSERVATORY
- UTILITY & STORE ROOM (FORMERLY THE GARAGE)
- DRIVEWAY PARKING FOR SEVERAL CARS
- THREE BEDROOMS
- KITCHEN DINER WITH APPLIANCES
- RECENTLY REFITTED BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR



Hunters Burntwood are pleased to offer For Sale this well presented freehold detached family home which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, guest W.C., lounge, open plan kitchen diner with appliances, spacious conservatory, utility area and store room converted from the garage, landing, three bedrooms and recently refitted bathroom. outside the property are gardens to front and rear and driveway parking for several cars

HALL

having a modern composite side entrance door with sealed unit double glazed window alongside, laminate floor and stairway to the first floor.

GUEST CLOAKROOM

fitted with a low level W.C., radiator and a sealed unit double glazed front window.

LOUNGE

15'5" x 13'10" (4.70m x 4.22m)
having a sealed unit double glazed front window, double panel radiator, laminate floor, TV aerial points and 2 wall light points.

KITCHEN/DINER

17'3" x 7'9" (5.26m x 2.36m)
fitted with a range of matching base drawer and wall mounted units with under unit lighting, work surfaces incorporating a 1 1/2 bowl stainless steel sink top with mixer tap, AEG 4 ring gas hob with cooker hood above, electric double oven, integrated dishwasher, tiled splashbacks, 2 radiators, stairs storage cupboard with space for a fridge, sealed unit double glazed rear window, door to the utility and sealed unit double glazed French doors to the;

CONSERVATORY

15'1" x 12'6" (4.60m x 3.81m)
with sealed unit double glazed windows, sealed unit double glazed French doors to the garden, tiled floor,

double panel radiator, 2 wall light points, TV aerial socket and UPVC door to the store room.

LANDING

with a sealed unit double glazed side window, airing cupboard containing the Worcester Combi boiler & shelving, double panel radiator and ceiling hatch to the roof space.

BEDROOM 1

15'11" x 8'9" (4.85m x 2.67m)
with a sealed unit double glazed front window, TV aerial point and double panel radiator.

BEDROOM 2

10'11" x 9'10" (3.33m x 3.00m)
having a sealed unit double glazed rear window, radiator and 2 wall light points.

BEDROOM 3

10'0" (7'4" min) x 8'4" (3.05m (2.24m min) x 2.54m)
with a sealed unit double glazed front window, radiator and built-in wardrobe.

BATHROOM

recently refitted with a white suite incorporating a panel bath with mains shower and glass sliding screen above, vanity unit with inset sink & low level W.C. with cupboards beneath, chrome towel rail, inset ceiling spotlights, extractor fan, wall panelling and sealed unit double glazed rear window.

GARAGE/UTILITY/STORAGE ROOM

the garage is currently converted into utility & storage rooms

UTILITY

12'3" x 7'10" (3.73m x 2.39m)

with newly fitted double entrance doors, fitted base & wall units, work surface incorporating a stainless steel sink top, space & plumbing for an automatic washing machine, light points and connecting door to the:

STORAGE ROOM

12'4" x 8'3" (3.76m x 2.51m)

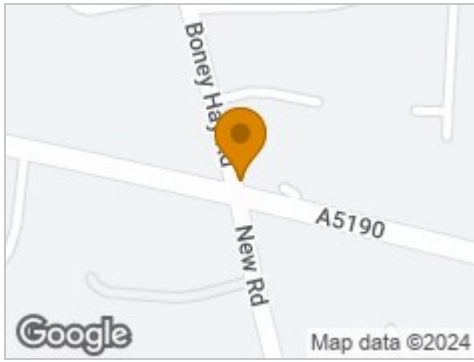
with a sealed unit double glazed rear window, light point and side door to the conservatory.

OUTSIDE

To the front, the property is set back from the road behind a mature conifer hedge and is approached along a shared drive and has lawned gardens and driveway parking for several cars. At the rear the garden is enclosed by fencing and has a paved patio area, security lighting and cold water tap, raised decked patio, raised flower borders and lawned garden.



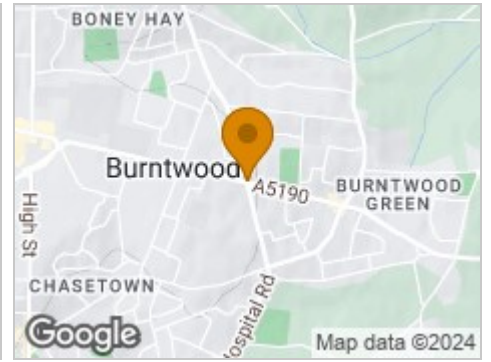
Road Map



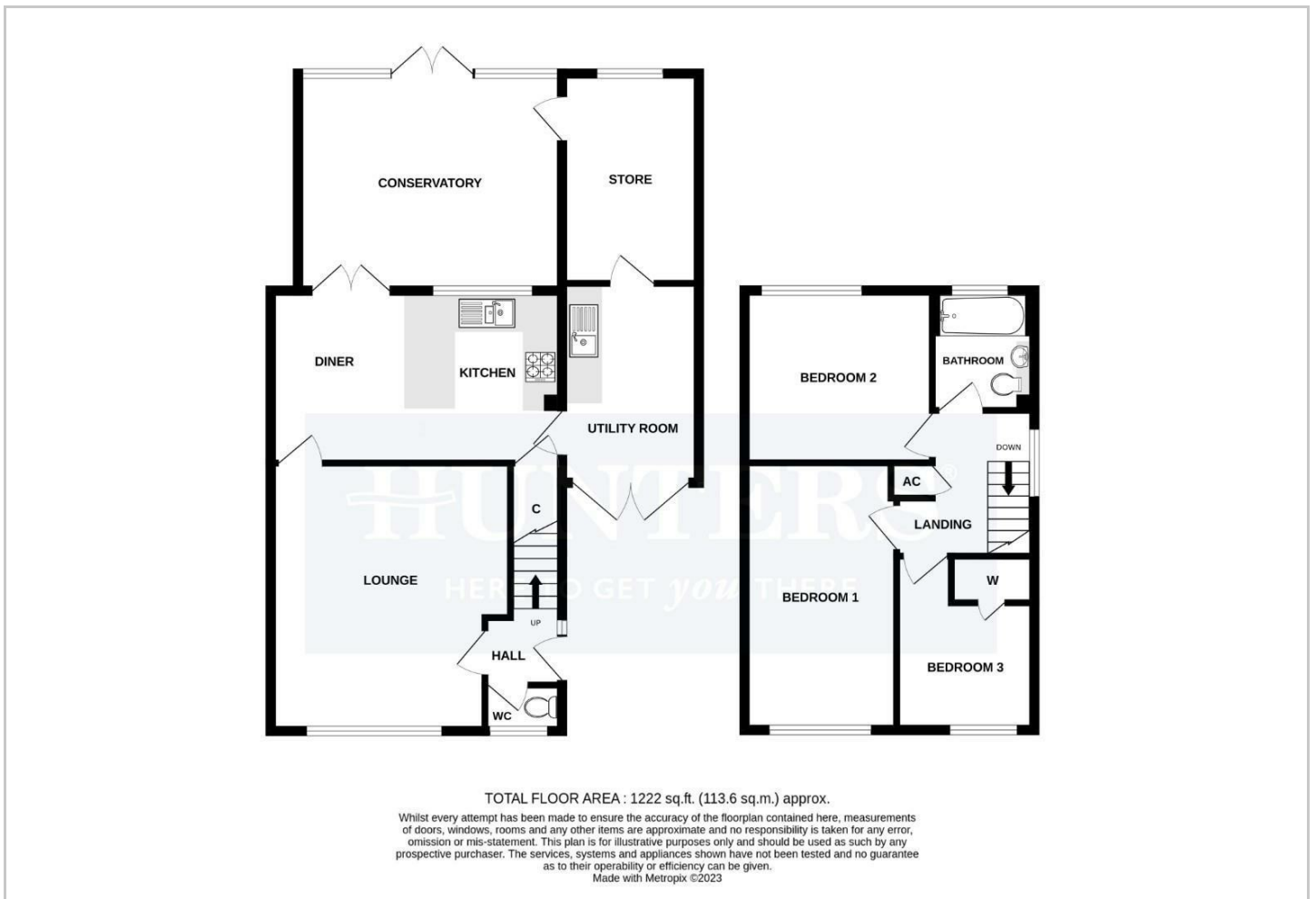
Hybrid Map



Terrain Map



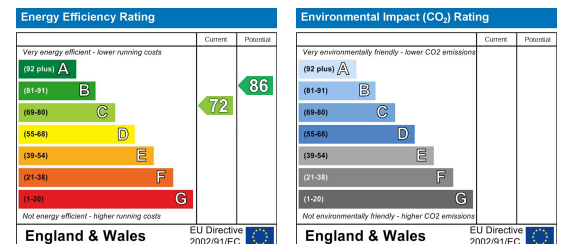
Floor Plan



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.