

HUNTERS[®]

HERE TO GET *you* THERE



Cannock Road

Burntwood, WS7 0BS

Asking Price £350,000

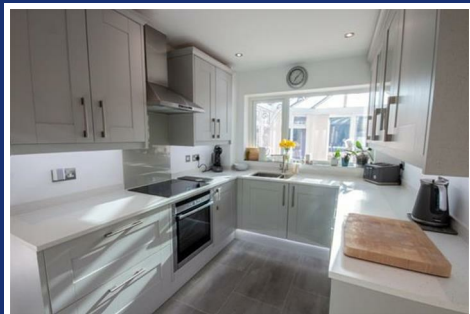


Council Tax: D



- WELL PRESENTED FREEHOLD DETACHED HOUSE
- LOUNGE, SEPARATE DINING ROOM
- CONSERVATORY
- REFITTED BATHROOM
- DRIVEWAY PARKING & GARAGE

- THREE BEDROOMS
- REFITTED KITCHEN WITH APPLIANCES
- UTILITY, GUEST CLOAKROOM
- DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Freehold detached house which has been maintained to a high standard by the present owners. Internal Viewing is highly recommended to appreciate the condition of the property, which has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: entrance hall, lounge, separate dining room, conservatory, refitted kitchen with quartz work surfaces & integrated appliances, matching utility room, guest cloakroom, three good size bedrooms, refitted bathroom and garage with electric roller door. Outside is a brick paved drive with parking for several cars and south facing enclosed rear garden.

CANOPY PORCH

providing cover for the front entrance and having inset ceiling spotlights.

HALL

having a composite sealed unit double glazed front entrance door with adjoining sealed unit double glazed windows, radiator, under stairs storage cupboard, 2 wall light points, Karndean wood effect tiled floor and stairway with spindle balustrade to the first floor.

LOUNGE

14'9" into bay x 12'8" (4.50m into bay x 3.86m) having a sealed unit double glazed front bay window, double panel radiator, log effect electric fire, 2 wall light points, TV points and Telephone point.

DINING ROOM

11'10"x 10'8" (3.61mx 3.25m) with a sealed unit double glazed bi fold doors to the conservatory and a double panel radiator.

KITCHEN

11'8" x 7'11" (3.56m x 2.41m) fitted with a range of matching base, drawer and wall mounted units, Quartz work surfaces with inset 1 1/2 bowl sink with mixer tap, glass display cabinets, midway lighting, integrated appliances including a

Neff 4 ring induction hob, cooker hood above, fan assisted electric oven, fridge and Hotpoint dishwasher, inset ceiling spotlights, Karndean tiled floor and sealed unit double glazed rear window,

UTILITY

7'1" x 7'4" (2.16m x 2.24m) fitted with a range of matching base & wall mounted units, Quartz work surface with inset sink & mixer tap, integrated freezer, cupboard containing space & plumbing for a washing machine, vent for tumble dryer, inset ceiling spotlights, Karndean tiled flooring, sealed unit double glazed stable door to the rear and door to the garage.

GUEST CLOAKROOM

fitted with a white suite incorporating a low flush W.C., hand basin, full ceramic wall tiling. radiator and sealed unit double glazed side window,.

CONSERVATORY

17'9" x 9'7" (5.41m x 2.92m) having sealed unit double glazed windows & sealed unit double glazed sliding doors to the rear garden, electric under floor heating and ceramic tiled floor.

LANDING

Having a sealed unit double glazed side window and ceiling hatch with ladder giving access to the boarded roof space.

BEDROOM 1

12'9" x 8'6" (3.89m x 2.59m)

with a sealed unit double glazed rear window, radiator and double wardrobe with mirror sliding doors.

BEDROOM 2

13'7" (15'4" max) x 8'4" (4.14m (4.67m max) x 2.54m)

with a sealed unit double glazed front window, radiator and telephone point.

BEDROOM 3

11'10" x 7'0" (10'5" max) (3.61m x 2.13m (3.18m max))

having a sealed unit double glazed front window, radiator and karndean floor.

BATHROOM

fitted with a white suite incorporating a p'shaped bath with waterfall taps, rainfall shower& screen above, low flush W.C., hand basin with cupboard beneath, chrome towel radiator, inset ceiling spotlights, extractor fan, full wall tiling, electric underfloor heating and sealed unit double glazed rear window.

GARAGE

14'11" x 7'8" (4.55m x 2.34m)

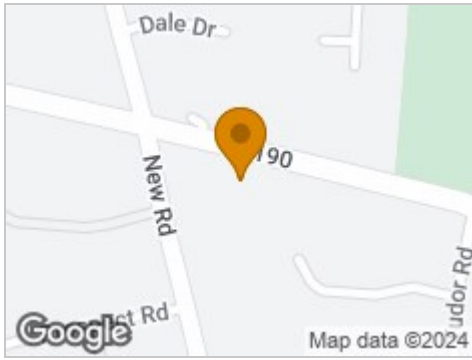
having an electric roller entrance door, light & power points, wall mounted Ferroli gas boiler and sealed unit double glazed side window.

OUTSIDE

the property is set back from the road, behind a dwarf wall & hedge and has a block paved drive providing parking for several cars, access to the front entrance and a gate at the side leads to the rear. To the rear is a south facing garden, which is enclosed by fencing and hedges and has a paved patio area, bordered lawn with a path leading past to a decked patio with shed at the rear.



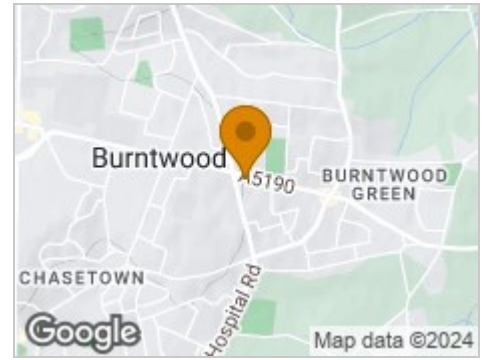
Road Map



Hybrid Map



Terrain Map



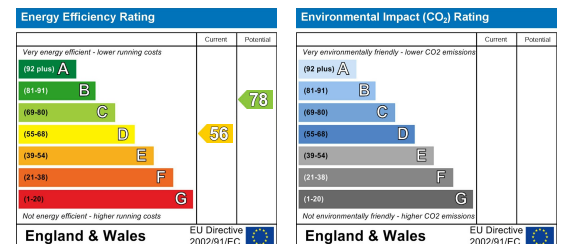
Floor Plan



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.