

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Princess Street

Burntwood, WS7 1JN

Asking Price £200,000

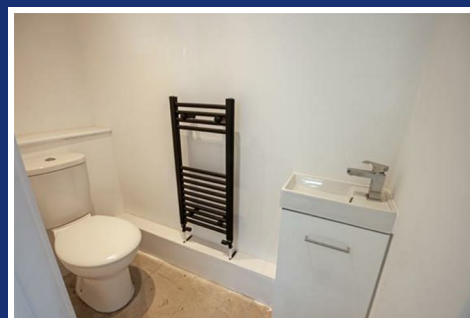
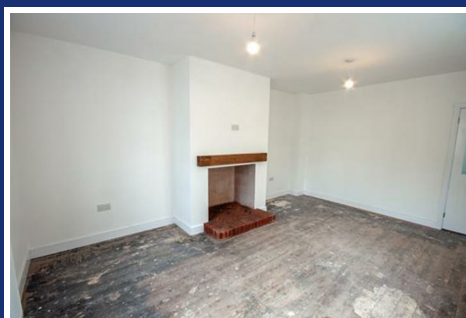
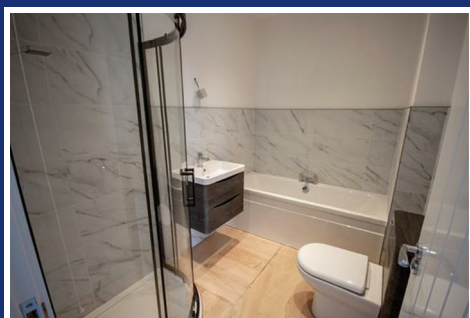


Council Tax: B



- REFURBISHED SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE FIREPLACE
- GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- GARAGE, ENCLOSED REAR GARDEN

- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN DINER WITH APPLIANCES
- REFITTED BATHROOM WITH SHOWER CUBICLE
- GAS RADIATOR CENTRAL HEATING
- NO UPWARD CHAIN



Hunters Burntwood are pleased to offer For Sale this freehold semi detached house which has been refurbished to include, internal wall insulation, rewiring, new gas central heating and sealed unit double glazing. The accommodation, which is ideal for a first time buyers briefly comprises: spacious entrance hall, guest cloakroom, lounge with feature fireplace, refitted kitchen diner with appliances, two double bedrooms and refitted bathroom with shower cubicle. Outside is an enclosed rear garden and garage.

#### HALL

having a composite entrance door, double panel radiator, inset ceiling spotlights, understairs storage recess, and stairs with spindle balastrade to the first floor.

#### GUEST CLOAKROOM

fitted with a white suite incorporating a low flush W.C., hand basin with cupboard beneath, towel rail and inset ceiling spotlights.

#### LOUNGE

17'5" x 12'6" (5.31m x 3.81m)  
with two sealed unit double glazed leaded windows, feature recess fireplace with brick hearth & wooden beam above, double panel radiator and telephone point.

#### KITCHEN/DINER

13'5" x 10'7" (4.09m x 3.23m)  
fitted with a range of matching base, drawer and wall mounted units, larder unit, extensive worksurfaces incorporating a 1 1/2 bowl sink top & drainer with mixer tap, integrated appliances including a fan assisted electric oven with four ring hob and cooker hood above, fridge/freezer, space & plumbing for an automatic washing machine, a double panel radiator, sealed unit double glazed leaded window and sealed unit double glazed leaded French doors with adjoining windows to either side.

#### LANDING

a gallery landing with spindle balustrade to the stairs, sealed unit double glazed leaded window and ceiling hatch giving access to the roof space.

#### BEDROOM 1

12'4" x 10'10" (13'10" max) (3.76m x 3.30m (4.22m max))  
having two sealed unit double glazed leaded windows and double panel radiator.

#### BEDROOM 2

13'4" x 10'6" (4.06m x 3.20m)  
with two sealed unit double glazed leaded windows, double panel radiator and wall mounted Ideal gas combination boiler.

#### BATHROOM

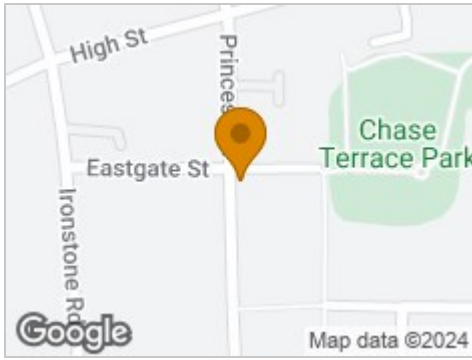
refitted with a white suite incorporating a panel bath, separate shower cubicle with mains shower, hand basin with cupboard beneath, low flush w.c., tiled splash backs, chrome towel radiator and inset ceiling spotlights.

#### OUTSIDE

The property has an enclosed rear garden, with paved patio, astro turf lawn and gate giving access to the rear car parking area with garage.



## Road Map



## Hybrid Map



## Terrain Map



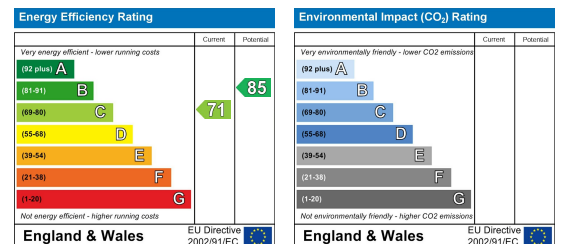
## Floor Plan



## 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.