

HUNTERS[®]

HERE TO GET *you* THERE



Bridge Cross Road

Burntwood, WS7 2BZ

£318,000



Council Tax: B



- WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE, SEPARATE STUDY/OFFICE
- GROUND FLOOR SHOWER ROOM, UTILITY
- GAS RADIATOR CENTRAL HEATING
- DRIVEWAY PARKING FOR SEVERAL CARS
- FOUR BEDROOMS (THREE DOUBLES)
- OPEN PLAN KITCHEN/DINING AREA/LIVING ROOM
- FAMILY BATHROOM
- SEALED UNIT DOUBLE GLAZING
- GOOD SIZED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Extended & Well Presented freehold semi detached house, which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: Entrance hall, lounge with feature fireplace, large open plan refitted kitchen with appliances/dining area/living room, study, inner hall, ground floor shower room, utility. landing, four bedrooms and family bathroom. Outside the property, there is driveway parking for several cars and good size rear garden with workshop & store to the rear.

ENTRANCE HALL

having a composite sealed unit double glazed front entrance door with sealed unit double glazed windows to either side, radiator, under stairs storage cupboard, ceramic tiled floor and stairway to the first floor.

LOUNGE

13'6" into bay x 10'6" (4.11m into bay x 3.20m) having a sealed unit double glazed front bay window, Living Flame gas fire set within a feature fire surround, radiator and TV aerial point.

STUDY

8'8" x 7'0" (2.64m x 2.13m) with a laminate floor, radiator. sealed unit double glazed front window and door to the inner hall.

KITCHEN/DINER

16'8" x 12'9" (9'10" min) (5.08m x 3.89m (3.00m min)) fitted with a range of matching base, drawer and wall mounted units, wood grain effect round edge work surface incorporating a 1 1/2 bowl enamel sink top & drainer with glass splashback behind, stainless steel 5 ring gas hob with cooker hood above, Bosch double oven, dishwasher, space for and American fridge freezer, ceramic tiled splashbacks, double panel radiator and laminate floor.

LIVING ROOM

14'6" x 12'2" (15'2" max) (4.42m x 3.71m (4.62m max)) with sealed unit double glazed windows to side & rear, sealed unit double glazed French doors leading to the rear garden, inset ceiling spotlights, double panel radiator, laminate floor. and sealed unit double glazed ceiling lantern.

INNER HALL

having a tiled floor and giving access to the:-

UTILITY

fitted with matching base and wall units, work surface incorporating a stainless steel sink top with mixer tap, space & plumbing for an automatic washing machine, space for a tumble dryer, wall mounted central heating boiler, radiator, tiled floor. sealed unit double glazed rear door with adjoining sealed unit double glazed rear window.

SHOWER ROOM

having a walk in shower with glass screen and rainfall shower above, vanity unit with hand basin & cupboard beneath, low flush W.C., contemporary tall radiator, extractor fan, ceiling spotlights and ceramic tiled floor & walls.

LANDING

having a spindle balustrade and ceiling hatch to the roof space.

BEDROOM 1

10'4" x 7'6" 14'0" max) (3.15m x 2.29m 4.27m max)) having a sealed unit double glazed front window, radiator, TV point, wardrobes with hanging rail & shelving and additional shelving unit alongside.

BEDROOM 2

11'4" x 10'5" (3.45m x 3.18m) with a sealed unit double glazed front window and radiator.

BEDROOM 3

10'2" x 9'11" (3.10m x 3.02m) with a sealed unit double glazed rear window and radiator.

BEDROOM 4

9'4" x 7'5" max (2.84m x 2.26m max) having a sealed unit double glazed rear window, radiator and double wardrobe with hanging rails.

BATHROOM

fitted with a white suite incorporating a modern oval free standing bath, hand basin, low flush W.C., contemporary towel radiator, ceramic tiled walls with inset taps to the bath, extractor fan, ceramic tiled floor and sealed unit double glazed rear window.

OUTSIDE

to the front the property is set back from the road behind a small wall and has a wide concrete imprinted drive providing parking for several cars. At the rear is a good size rear garden which is enclosed by fencing and has decked & paved patio areas, fish pond, lawned garden with path leading past a garden shed to a play area with full width insulated workshop & adjoining store, both with light and power points.



Road Map



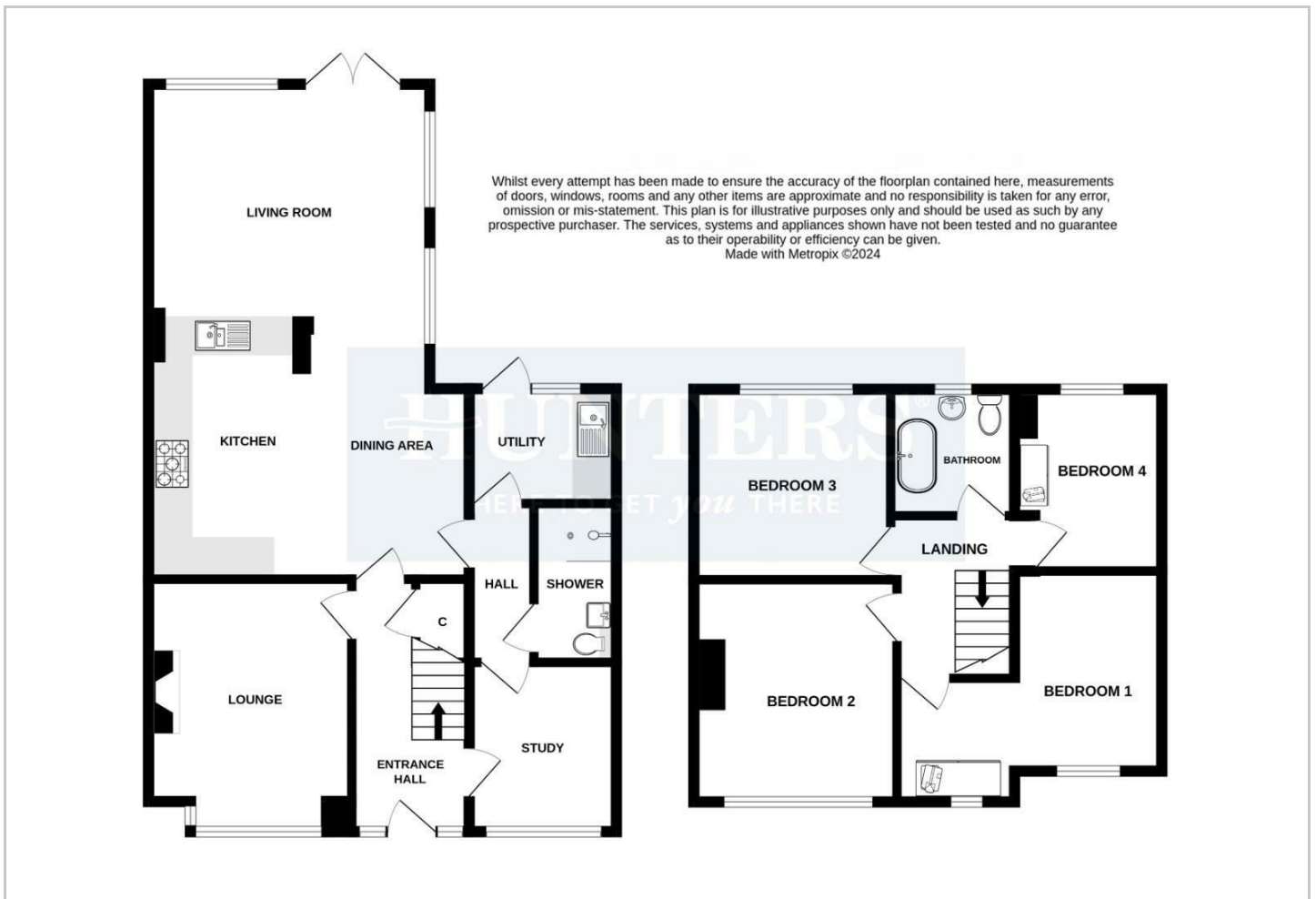
Hybrid Map



Terrain Map



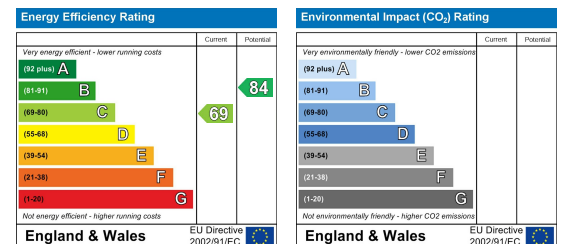
Floor Plan



Viewing

Please contact our Hunters Burntwood Lettings Office on 01543677776 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.