

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ironstone Road

Burntwood, WS7 1LZ

Offers In The Region Of £550,000



6



3



3



E

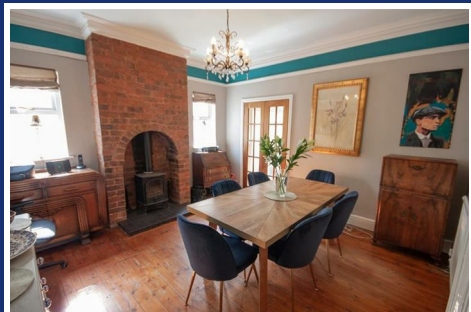
Council Tax: C





- SPACIOUS FREEHOLD DETACHED FAMILY HOUSE WITH DETACHED ANNEX TO REAR
- LOUNGE, LIVING ROOM, DINING ROOM
- UTILITY, GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING TO MOST WINDOWS, GAS RADIATOR CENTRAL HEATING
- LIVING ROOM/KITCHEN WITH APPLIANCES, SHOWER ROOM

- FOUR BEDROOMS, EN-SUITE BATHROOM TO BEDROOM 1
- KITTED KITCHEN WITH APPLIANCES
- FAMILY BATHROOM
- TWO BEDROOM DETACHED ANNEX WITH UNDERFLOOR HEATING AND DOUBLE GLAZING
- GARAGE, DRIVEWAY PARKING AND GOODSIZE REAR GARDEN



#### PORCH

having a raised panel front entrance door.

#### HALL

having a multi paned front door with adjoining window alongside, double panel radiator and stairway to the first floor.

#### LOUNGE

12'5" x 11'3" (3.78 x 3.43)

having Sash window to front, feature radiator, cast iron & tiled open fireplace with wooden surround & tiled hearth, picture rail and ornate ceiling coving.

#### DINING ROOM

13'3" x 12'11" (4.04 x 3.94)

with two sealed unit double glazed side windows, feature brick chimney breast with gas coal effect burner & tiled hearth, wooden floor, radiator, picture rail, ornate ceiling coving and multi paned double doors to

#### SIDE HALL

having a sealed unit double glazed side door with matching windows to either side, radiator and Karndean floor.

#### GUEST CLOAKROOM

fitted with a white suite incorporating a low level W.C., shaped hand basin with tiled splash backs, radiator, extractor fan and Karndean floor.

#### UTILITY ROOM

fitted with base & wall units, solid beach block work surfaces incorporating a stainless steel sink top, space & plumbing for an automatic washing machine, space for a fridge freezer, Ideal Mexico central heating boiler and under stairs storage cupboard.

#### KITCHEN

17'8" x 11'7" (5.38 x 3.53)

fitted with a range of matching base, drawer & wall mounted units, glass fronted display cabinets, shelving unit, solid beach & oak block work surfaces incorporating a 5 burner gas hob with cooker hood above, electric double oven, integrated larder fridge, 1 1/2 bowl enamel sink top with drainer, ceramic tiled splash backs, radiator, "Karndean" floor, two sealed unit double glazed side windows and leaded 1/2 glazed side door.

#### LIVING ROOM

17'9" x 12'7" (5.41 x 3.84)

with two sealed unit double glazed rear French doors, raked ceiling with three up lighters to bulkhead, double panel radiator, Karndean floor and TV aerial point.

#### LANDING

with two radiators, sealed unit double glazed side window, airing cupboard with hot water cylinder & shelving and storage cupboard with hanging rails.

#### BEDROOM 1

16'4" x 9'5" (4.98 x 2.87)

having a sealed unit double glazed rear window, radiator, TV aerial point and inset ceiling spotlights.

#### ENSUITE BATHROOM

8'10" x 7'3" (2.69 x 2.21)

fitted with a white suite incorporating a bath with wooden side panel, shower cubicle with Triton Enrich electric shower, shaped pedestal hand basin, low flush W.C., ceramic tiled splash backs, double panel radiator, inset ceiling spotlights and sealed unit double glazed side window.

### BEDROOM 2

12'5" x 11'3" (3.78 x 3.43)

having a front Sash window, TV aerial point and double panel radiator.

### BEDROOM 3

13'0" x 10'0" (3.96 x 3.05)

having two sealed unit double glazed side windows, radiator, TV aerial point, fitted wardrobes, work table and shelving with storage lockers above.

### BEDROOM 4

9'4" x 8'0" (2.84 x 2.44)

having a sealed unit double glazed rear window, radiator and ceiling hatch to the roofspace.

### DRESSING ROOM

6'8" x 3'6" (2.03 x 1.07)

with sash window to front and ceiling hatch to the roof space.

### BATHROOM

fitted with a corner bath with mains shower above, pedestal hand basin, low flush W.C., ceramic wall tiling, wall mirror, inset ceiling spotlights and double panel radiator.

### GARAGE

19'0" x \*6" (5.79 x \*0.15)

having an up & over entrance door, light & power points and rear gate.

### OUTSIDE

To the front, the property is set back from the road behind a mature hedge with gate & path to the front entrance. To the side is a good size drive offering parking for several cars and giving access to the garage, side access to rear garden and side entrance door. To the rear the property has a large garden with "York Green Stone" paved patio area with raised flower beds, exterior light points and large lawn garden with path leading to the Annex.

### ANNEX

#### HALL.

having a composite side entrance door with double glazed insets, "Karndeian" floor with under floor heating, ceiling hatch to the roof space, storage cupboard with shelving and storage cupboard containing Glow worm combination boiler.

### LIVING ROOM/KITCHEN

16'7" x 11'10"(14'1" max) (5.05 x 3.61(4.29 max))

having two sealed unit double glazed French doors, sealed unit double glazed side window, sealed unit double glazed circular window, four sealed unit double glazed electrically operated Skylight windows with WiFi controls, TV aerial point, "Karndeian" floor with underfloor heating. Kitchen area is fitted with a range of matching base, drawer & wall mounted units, larder unit, glass fronted display cabinets, round edge work surfaces incorporating a 1 1/2 bowl sink top, tiled splash backs, integrated appliances including a 4 ring gas hob with cooker hood above, electric oven, microwave, dishwasher, fridge and freezer.

### BEDROOM 1

11'5" max x 10'8" max (3.48 max x 3.25 max)

having sealed unit double glazed French doors to rear, sealed unit double glazed side window, TV point, "Karndeian" floor with under floor heating and built in wardrobe with hanging rail & shelving.

### BEDROOM 2

12'1" x 6'10" (3.68 x 2.08)

with sealed unit double glazed rear French doors, "Karndeian" floor with underfloor heating and TV point.

### SHOWER ROOM

having a walk in shower with mains rainfall shower & flexi head, glass screen, hand basin, low level W.C., ceramic tiled walls, electric heated chrome towel rail, tiled floor and sealed unit double glazed side window.

### OUTSIDE

with a "York Green Stone" path to the side entrance door & continuing to the lawned rear garden with exterior light point and path to a shed at the rear.







## Floor Plans

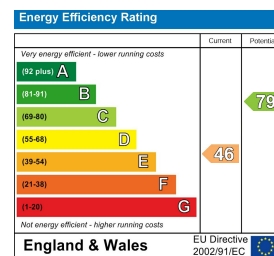


## Viewing

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

### HOUSE



### ANNEX



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.