

HUNTERS[®]

HERE TO GET *you* THERE



Lawnswood Avenue

Burntwood, WS7 4YD

£230,000



Council Tax: C



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN, BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN

- IN NEED OF SOME IMPROVEMENT
- LOUNGE/DINER
- SEALED UNIT DOUBLE GLAZING
- GARAGE, FRONT GARDEN WITH DRIVEWAY PARKING
- NO UPWARD CHAIN



Hunters Burntwood are pleased to offer For Sale this Freehold Semi Detached house, which is in need of some and is available with No Upward Chain. The property has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: porch, entrance hall, through lounge/diner, kitchen, landing, three bedrooms and bathroom. outside are gardens to front and rear driveway parking and a garage.

PORCH

having a sealed unit double glazed front entrance door, sealed unit double glazed windows to front & side and insert ceiling spotlights.

HALL

having a sealed unit double glazed front door with sealed unit double glazed window alongside, telephone point, radiator, under stairs storage cupboard and stairway to the first floor.

LOUNGE/DINER

22'9" x 11'9" (8'0" min) (6.93m x 3.58m (2.44m min)) with a sealed unit double glazed windows to front and rear, double panel radiator, period style fireplace with tiled back and hearth and TV aerial point.

KITCHEN

9'7" x 9'3" (2.92m x 2.82m) fitted with base, drawer and wall mounted units, round edge work surface incorporating a sink top and drainer, tiled splashbacks, gas hob, electric oven, fridge/freezer, space and plumbing for an automatic washing machine, sealed unit double glazed rear window and sealed unit double glazed side door.

LANDING

having a sealed unit double glazed side window, spindle balustrade to the stairs, storage cupboard with shelving and ceiling hatch to the roof space.

BEDROOM 1

11'8" x 10'0" (3.56m x 3.05m)

having a sealed unit double glazed front window, radiator, bedroom furniture incorporating a double & single wardrobes, chest of drawers, laundry cupboard and bed side cabinet.

BEDROOM 2

11'6" x 9'0" (3.51m x 2.74m)

with a sealed unit double glazed rear window, radiator and double wardrobe with hanging rail & cupboards above.

BEDROOM 3

7'10" x 6'6" (2.39m x 1.98m)

having a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a corner bath, Triton electric shower & screen above, pedestal hand basin, low level W.C., tiled splashbacks, radiator and sealed nit double glazed rear window.

GARAGE

17'1" x 8'7" (5.21m x 2.62m)

fitted with double entrance doors, light & power points, wall mounted gas combination boiler and rear door.

OUTSIDE

to the front of the property is a lawned garden with drive alongside. The drive provides access to the garage, front entrance and gate to the side which leads to the tiered rear garden, which is enclosed and has a brick paved patio and tiered lawn and mature plants & shrubs.



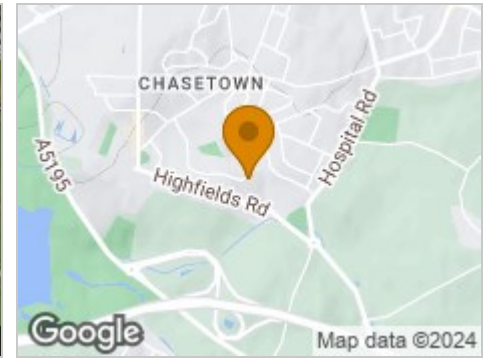
Road Map



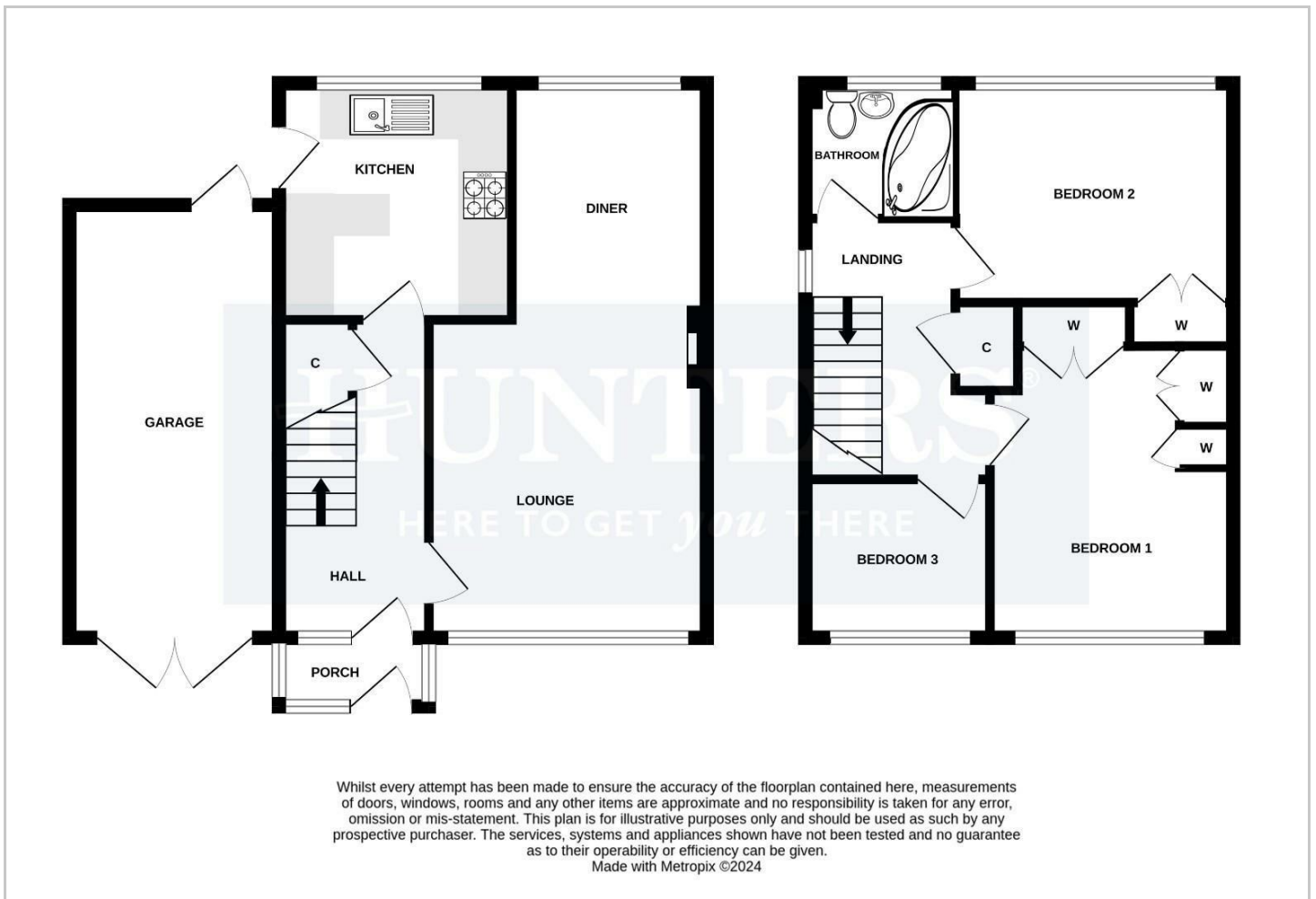
Hybrid Map



Terrain Map



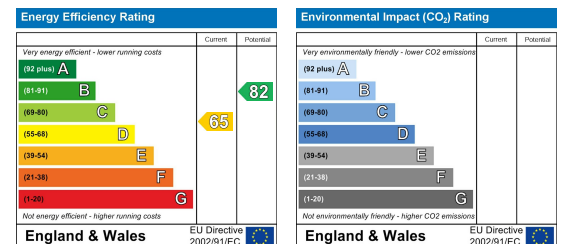
Floor Plan



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.