

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Hednesford Road

Brownhills, WS8 7LZ

Asking Price £310,000



Council Tax: B



- FREEHOLD DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER WITH APPLIANCES
- FAMILY BATHROOM
- GARAGE, DRIVEWAY PARKING

- SPACIOUS ACCOMMODATION
- SITTING ROOM, LOUNGE, STUDY
- SHOWER/UTILITY ROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- ENCLOSED WALLED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale, this spacious freehold detached house, which is situated close to Chasewater Country Park and benefits from gas radiator central heating and sealed unit double glazing to most windows. The accommodation briefly comprises: Hall, Lounge, sitting room, kitchen diner with appliances, study, shower/utility room, three bedrooms, family bathroom, garage, driveway parking and enclosed walled rear garden

#### HALL

having a sealed unit double glazed front entrance door, two leaded secondary double glazed side windows, part wood panel walls and stairs to the first floor.

#### LOUNGE

22'11" x 11'11" (5'11" min) 12'0" x 11'5" (6.99m x 3.63m (1.80m min) 3.66m x 3.48m)

with a sealed unit double glazed leaded front window, feature cast iron open fireplace, radiators, under stairs storage cupboard, wall light point and glazed leaded double doors to the Study.

#### SITTING ROOM

12'0" x 11'5"

having a sealed unit double glazed front window, radiator, TV cabinet with TV aerial point, telephone point and air conditioning unit.

#### KITCHEN DINER

14'8" x 10'0" (10'11" max) (4.47m x 3.05m (3.33m max))

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a double drainer stainless steel sink top, ceramic tiled splashbacks, island unit with 4 ring induction hob and drawers beneath, integral electric oven & microwave, space for dishwasher, radiator, storage cupboard, Glow Worm Space Saver central heating boiler and sealed unit double glazed leaded side window.

#### STUDY

11'1" x 8'7" (3.38m x 2.62m)

having a raised side window, glazed doors with windows to either side, wood panel walls and ceiling skylights.

#### SHOWER/UTILITY

fitted with a white suite incorporating a corner shower cubicle, tiled splashbacks, toilet, hand basin with cupboards beneath, space and plumbing for an automatic washing machine, rear window, sealed unit double glazed side window, chrome towel radiator and wall light.

#### GARDEN ROOM

13'6" x 13'0" (4.11m x 3.96m)

an Ideal drying area, which has sealed unit double glazed rear window, sealed unit double glazed French doors, base and wall units, cold water tap and door to the drive.

#### LANDING

giving access to all bedrooms and bathroom.

#### BEDROOM 1

12'0" x 11'5" (3.66m x 3.48m)

having a sealed unit double glazed leaded front window, radiator and storage cupboard with ceiling hatch to the roof space.

## BEDROOM 2

12'0" x 11'5"

with a sealed unit double glazed leaded front window and radiator.

## BEDROOM 3

11'0" x 6'5" (3.35m x 1.96m)

having sealed unit double glazed leaded side window, sealed unit double glazed rear window and radiator.

## BATHROOM

fitted with a white suite incorporating a a panel bath, low level W.C., storage cupboards with granite worksurfaces and sink above, towel radiator, airing cupboard with hot water cylinder and shelving, ceramic tiled walls and sealed unit double glazed rear window.

## GARAGE

24'5" x 10'4 (7.44m x 3.15m)

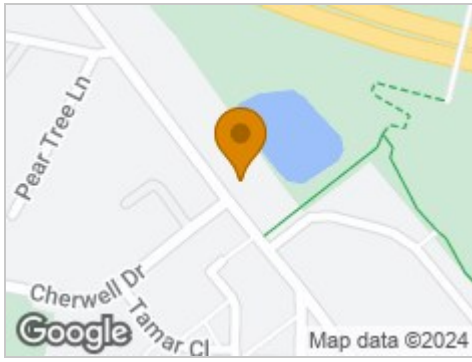
fitted with double entrance doors, side and rear windows, light & power points and door to the rear garden.

## OUTSIDE

At the front the property has a dwarf wall, brick paved drive, access to the front entrance door, access to the garage at the rear and rear entrance door. To the rear is a good sized enclosed walled garden, which has a decked patio area, pergola, garden store and well stocked mature bordered lawn.



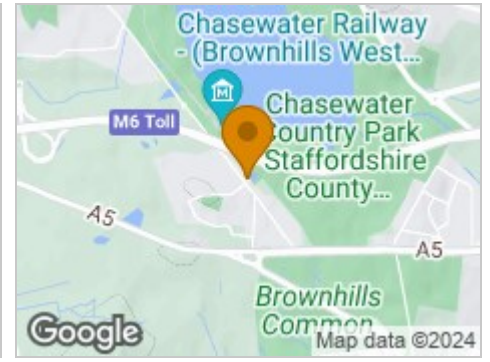
## Road Map



## Hybrid Map



## Terrain Map



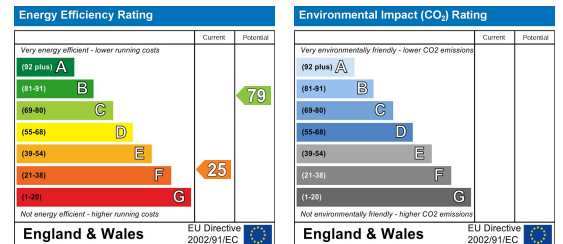
## Floor Plan



## 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.