

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cotton Way

Burntwood, WS7 2NN

£130,000



Council Tax: A



- WELL PRESENTED FIRST FLOOR MAISONETTE
- LOUNGE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- NO UPWARD CHAIN
- TWO BEDROOMS
- SPACIOUS KITCHEN
- SEALED UNIT DOUBLE GLAZING
- LAWNED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented first floor maisonette which is available with No Upward Chain and benefits from sealed unit double glazing and gas radiator central heating. In brief the accommodation comprises: Porch, first floor landing, lounge, spacious kitchen, two bedrooms and bathroom. Out side is a rear garden with brick garden stores.

#### PORCH

having a sealed unit double glazed front entrance door, sealed unit double glazed windows to front and sides

#### LANDING

having a radiator with cover and ceiling hatch to the roof space.

#### LOUNGE

16'3" x 10'3" (4.95m x 3.12m)  
with sealed unit double glazed front window, double panel radiator and TV point.

#### KITCHEN

13'6" x 8'11" (11'8" max) (4.11m x 2.72m (3.56m max))  
fitted with a range of matching base, drawer and wall mounted units, glass fronted display cabinets, worksurfaces with inset stainless steel sink top & drainer, ceramic tiled splash backs, ceramic tiled floor, space for an electric cooker, space & plumbing for an automatic washing machine, space for a fridge freezer, inset ceiling spotlights, sealed unit double glazed rear window and cupboard containing the Ideal Logic Plus central heating boiler.

#### BEDROOM 1

11'2" x 10'3" (3.40m x 3.12m)  
having a sealed unit double glazed rear window, radiator and wardrobe with hanging rail & shelf.

#### BEDROOM 2

9'11" x 7'2" (3.02m x 2.18m)  
having a sealed unit double glazed front window, radiator and wardrobe with hanging rail & shelf.

#### BATHROOM

having a bath with electric shower and screen above, low flush toilet, hand basin with cupboard beneath, tiled splashbacks, tiled floor, radiator, shaver socket, storage cupboard and sealed unit double glazed rear window.

#### OUTSIDE

The property has a rear garden with gravel & concrete patio, lawn & mature shrubs and two brick garden stores.

#### Material Information Burntwood

Tenure Type; Leasehold  
Leasehold Years remaining on lease; 105 years Remaining  
Leasehold Annual Service Charge Amount £438.72  
Leasehold Ground Rent Amount, TBC;  
Council Tax Banding; A



## Road Map



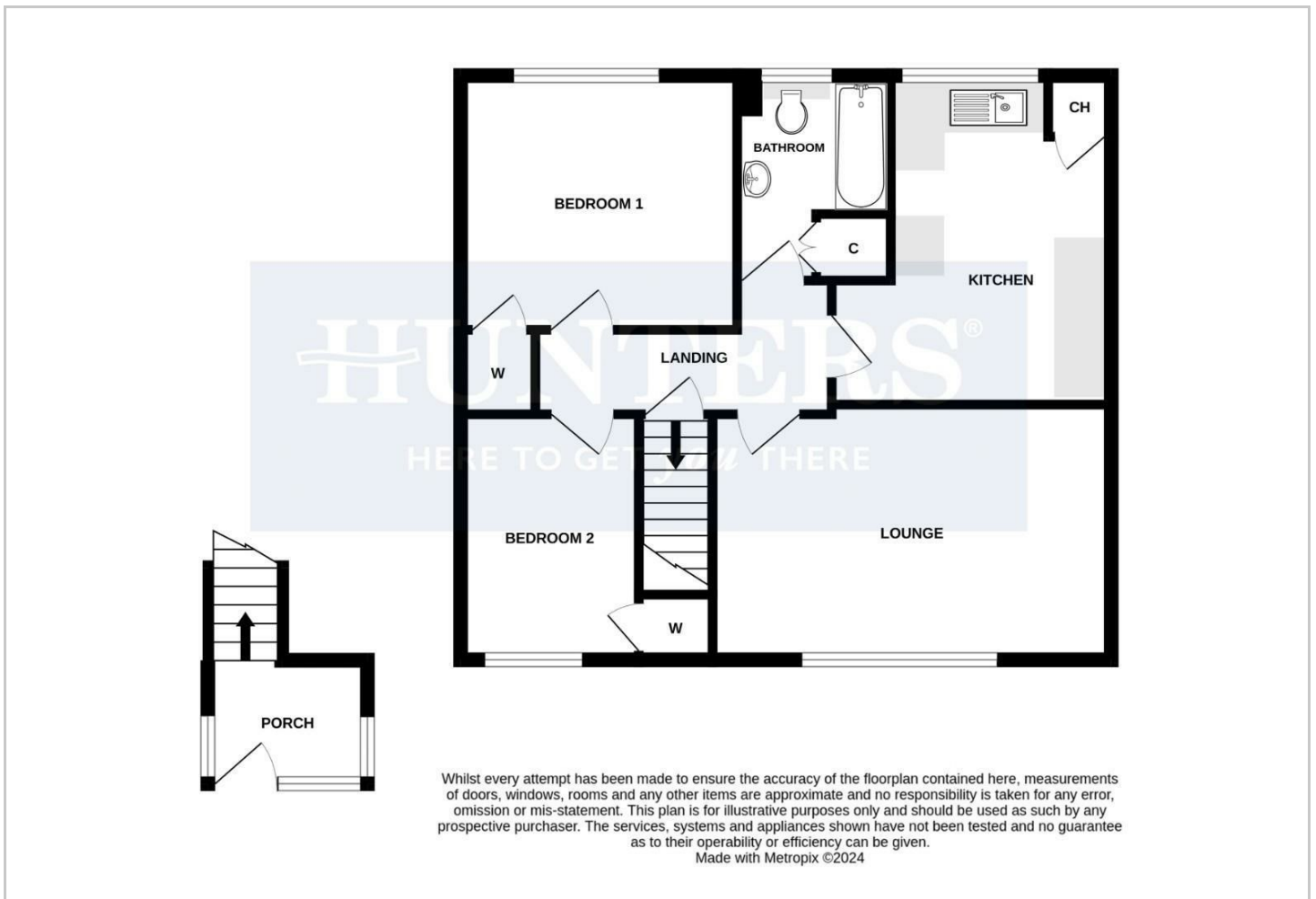
## Hybrid Map



## Terrain Map



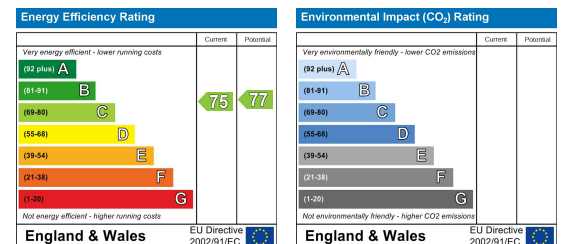
## Floor Plan



## 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.