

HUNTERS[®]

HERE TO GET *you* THERE



Cedar Road

Burntwood, WS7 4RT

£235,000



Council Tax: B



- WELL PRESENTED TERRACED HOUSE
- LOUNGE
- CONSERVATORY
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN, GARAGE,

- THREE DOUBLE BEDROOMS
- REFITTED KITCHEN DINER WITH OVEN & HOB
- REFITTED BATHROOM WITH SHOWER CUBICLE
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE



Hunters Burntwood are pleased to offer for sale this well presented spacious freehold terraced house which has the benefit of sealed unit double glazing & gas radiator central heating and in brief comprises; entrance porch, hall, lounge, refitted kitchen diner with oven & hob, conservatory, landing, three double bedrooms, bathroom with shower cubicle, front garden, enclosed rear garden and garage.

INTERNAL VIEWING IS HIGHLY RECOMMENDED

PORCH

with sealed unit double glazed windows to front & sides, sealed unit double glazed front entrance door, laminate floor and inset ceiling spotlights.

HALL

having a front entrance door, sealed unit double glazed front window, radiator, understairs storage cupboard, laminate floor and stairway to the first floor.

LOUNGE

13'4" x 10'7" (4.06 x 3.23)

with a sealed unit double glazed front window, radiator, picture rail, laminate floor, telephone point and TV aerial point.

KITCHEN DINING ROOM

21'11" x 10'1" (6.68 x 3.07)

refitted with a range of matching base, drawer & wall mounted units, work surfaces incorporating 1 1/2 bowl sinktop & drainer, 4 ring induction hob with cooker hood above, Samsung double oven, integrated washer dryer, cupboard containing the Ideal Logic + Combination boiler, space for an American style fridge freezer, double panel radiator, laminate floor and sealed unit double glazed rear window.

CONSERVATORY

with sealed unit double glazed windows to sides & rear, sealed unit double glazed side doors, radiator and laminate floor.

LANDING

having a ceiling hatch to the roof space.

BEDROOM 1

13'11" x 10'1" (4.24m x 3.07m)

with a sealed unit double glazed rear window, radiator and fitted wall to wall mirror door wardrobes.

BEDROOM 2

10'5" x 10'1" (3.18 x 3.07)

with a sealed unit double glazed rear window and radiator.

BEDROOM 3

10'7" x 7'4" (3.23 x 2.24)

having a sealed unit double glazed front window, radiator and inset ceiling spotlights.

BATHROOM

refitted with a matching suite incorporating a bath, low level W.C., hand basin, shower cubicle with rainfall shower, tiled walls, wall mirror, shelving, floor tiles, chrome towel radiator, inset spotlights, extractor fan and sealed unit double glazed front window.

GARAGE

19'7" x 8'7" (5.97m x 2.62m)

with an up & over entrance door, light & power points, side door and rear window,

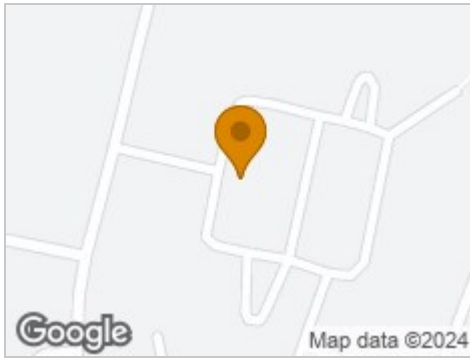
OUTSIDE

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To the front of the property is a slate front garden. A shared side access leads to the rear of the property, where a gate gives access to the rear garden, which is enclosed by fencing and has a decked patio area, slate & paved areas, a summer house (9'9" (2.97m) x 7'7" (2.31m)) with light & power points, rear door to the garage, further decked patio, exterior power points and gate to the rear.



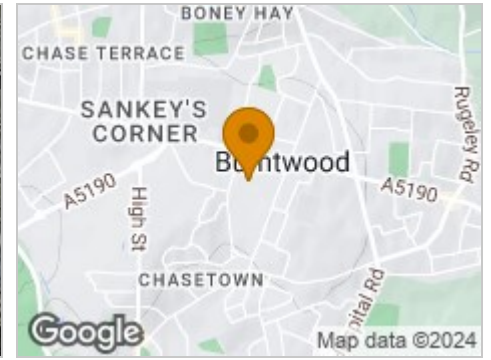
Road Map



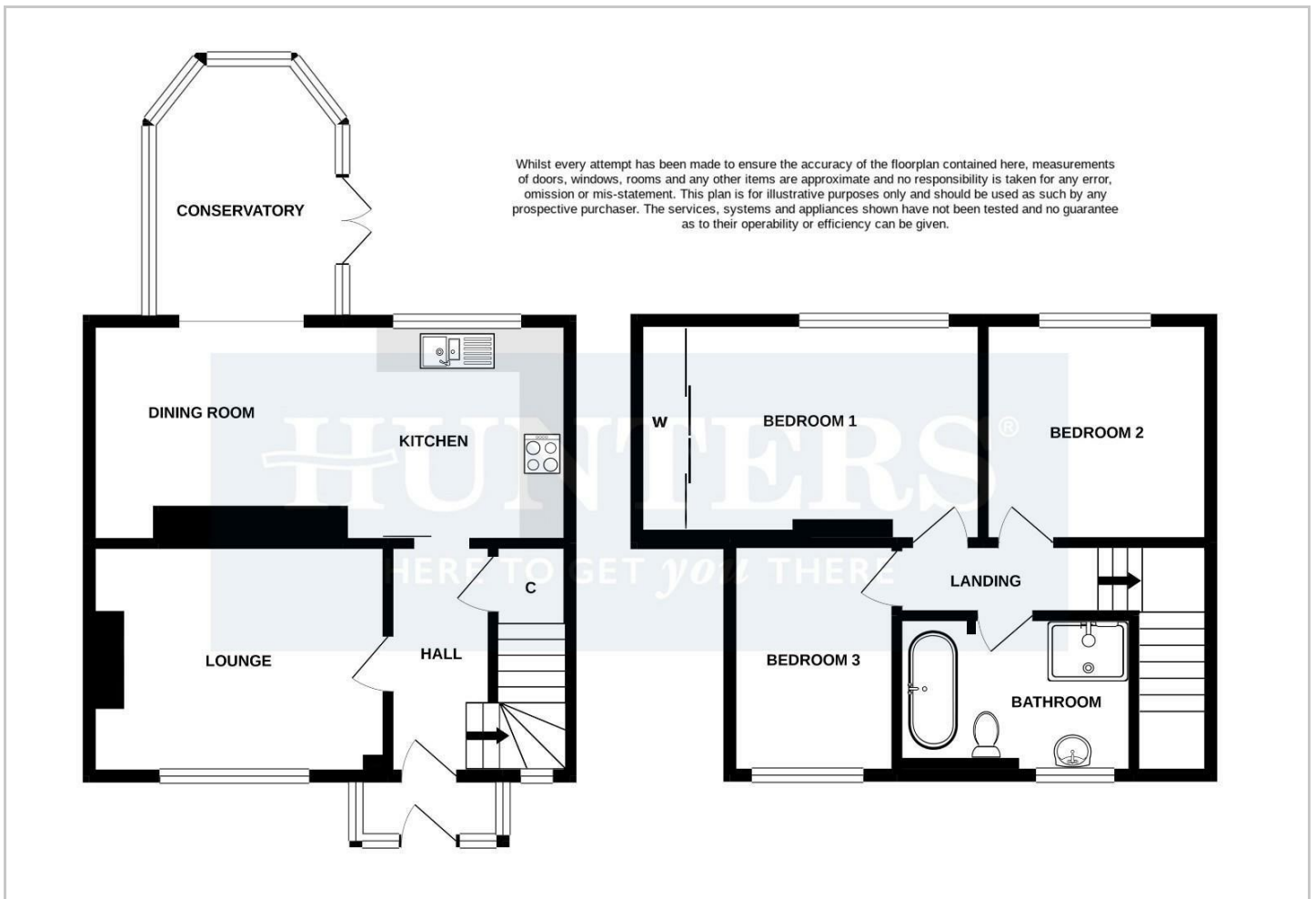
Hybrid Map



Terrain Map



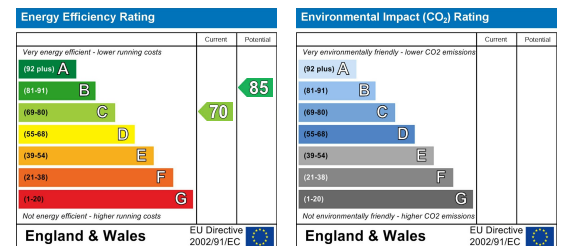
Floor Plan



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.