

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodford Crescent

Burntwood, WS7 9AE

Offers In The Region Of £210,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE FIREPLACE
- SHOWER ROOM
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN WITH DRIVEWAY PARKING
- THREE BEDROOMS
- KITCHEN DINER
- SEALED UNIT DOUBLE GLAZING
- GARAGE
- ENCLOSED REAR GARDEN



### HALL

having a sealed unit double glazed leaded side entrance door, sealed unit double glazed adjoining window alongside, double panel radiator, storage cupboard with gas meter.

### KITCHEN DINER

14'2" x 9'5" (7'0" min) (4.32m x 2.87m (2.13m min)) fitted with a range of base, drawer and wall mounted units, round edge work surface with inset sink top, mixer tap and drainer, 5 ring gas hob with cooker hood above, cupboard containing the Glow-worm central heating boiler, double unit with plumbing for an automatic washing machine, electric double oven, 2 sealed unit double glazed front windows, TV aerial point, radiator with cover, laminate floor and under stairs storage recess.

### LOUNGE

14'3" x 12'4" (4.34m x 3.76m) having a sealed unit double glazed rear patio window with sliding door, radiator with cover, marble fireplace with inset electric coal effect fire and 3 wall light points.

### LANDING

having a ceiling hatch with retractable ladder to the roof space, airing cupboard with hot water cylinder and shelving.

### BEDROOM 1

12'3" x 9'9" (3.73m x 2.97m) having two sealed unit double glazed front windows, wall mounted TV socket, radiator and wall to wall fitted wardrobes with triple sliding doors.

### BEDROOM 2

9'5" x 7'11" (2.87m x 2.41m) with a sealed unit double glazed rear window and double panel radiator.

### BEDROOM 3

6'8" (9'4" max) x 6'2" (2.03m (2.84m max) x 1.88m) having a sealed unit double glazed rear window and radiator.

### SHOWER ROOM

fitted with a corner shower cubicle with Triton Passion electric shower, vanity unit with sink and cupboards beneath, low flush W.C., full wall panelling, tiled floor, chrome towel radiator, sealed unit double glazed side window, inset ceiling spotlights and extractor fan.

### GARAGE

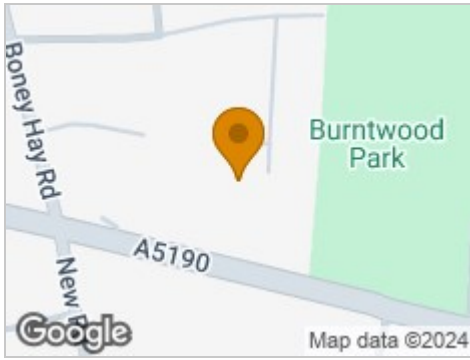
16'5" x 8'2" (5.00m x 2.49m) with an up & over entrance door and side window.

### OUTSIDE

To the front the property has a shared tarmac drive with lawn garden and tarmac parking area alongside. The shared drive continues past the side entrance to the garage at the rear. At the rear the garden is enclosed by fencing and has a brick paved patio, bordered lawn and further patio beyond.



## Road Map



## Hybrid Map



## Terrain Map



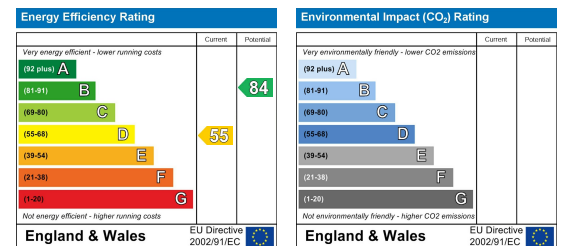
## Floor Plan



## 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.