

# HUNTERS®

HERE TO GET *you* THERE



## Church Hill

Hednesford, WS12 1BQ

Asking Price £160,000

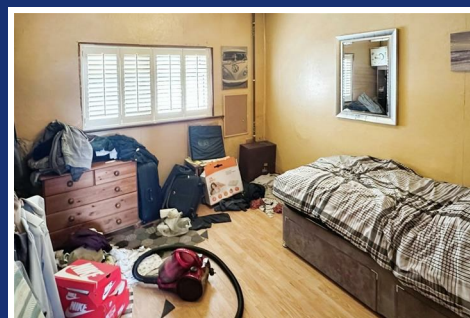
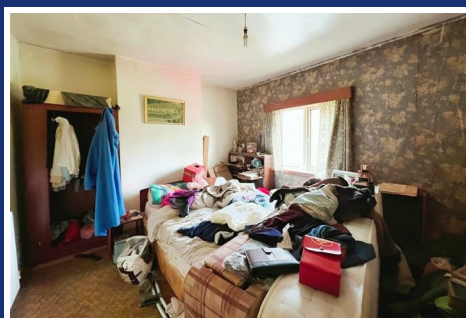


Council Tax: A



- MID TERRACED HOUSE
- THREE BEDROOMS
- DINING ROOM
- SHOWER ROOM (ground floor)
- SEALED UNIT DOUBLE GLAZING

- IN NEED OF IMPROVEMENT
- LOUNGE
- KITCHEN & CELLAR
- GAS RADIATOR CENTRAL HEATING
- GARAGE & GARDEN TO THE REAR



### HALL

having a sealed unit double glazed front door, radiator & stairs to the first floor.

### LOUNGE

11'7" x 11'4" (3.53m x 3.45m)

with a sealed unit double glazed rear window, wall mounted gas fire, double panel radiator and door to the:-

### DINING ROOM

11'3" x 11'1" (3.43m x 3.38m)

with a sealed unit double glazed front window and wall mounted gas fire.

### KITCHEN

11'5" x 9'6" (3.48m x 2.90m)

fitted with base, drawer and wall mounted units, 4 ring gas hob, work surface incorporating a stainless steel sink top, space & plumbing for an automatic washing machine, space for a fridge freezer, ceramic tiled floor, double panel radiator, wall mounted Worcester boiler, door to the cellar, sealed unit double glazed side window and sealed unit double glazed side door.

### SHOWER ROOM

fitted with a shower unit with Mira electric shower, toilet, vanity unit incorporating 2 sinks with cupboards beneath.

### LANDING

with ceiling hatch to the roof space.

### BEDROOM 1

14'7" x 11'2" (4.45m x 3.40m)

having a sealed unit double glazed front window and radiator.

### BEDROOM 2

11'0" x 9'6" (3.45m x 2.62m)

having a sealed unit double glazed rear window.

### BEDROOM 3

11'4" x 8'7" (3.35m x 2.90m)

with a sealed unit double glazed rear window and double panel radiator.

### OUTSIDE

The property is set back from the road, behind an ornamental wall with gate and path to the front entrance door. At the rear is a small court yard area with gate to the rear leading to the access drive for the terraced properties. Opposite the gate is a parking space, garage and garden to the rear.



## Road Map



## Hybrid Map



## Terrain Map



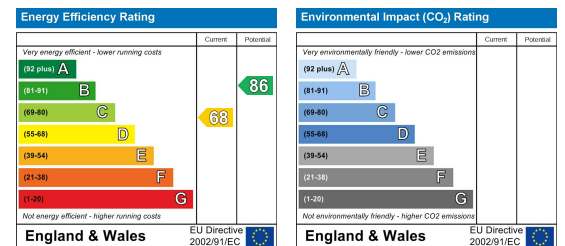
## Floor Plan



## 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.