

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Spinney Lane

Burntwood, WS7 2HB

Asking Price £275,000



Council Tax: D



- FREEHOLD DETACHED HOUSE
- FOUR BEDROOMS
- KITCHEN
- SEALED UNIT DOUBLE GLAZING
- GARAGE, DRIVEWAY PARKING FOR SEVERAL CARS
- IN NEED OF SOME IMPROVEMENT
- LOUNGE, SITTING/DINING ROOM
- SHOWER ROOM., FIRST FLOOR W.C.
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



### RECESSED PORCH

Giving protection to the front entrance.

### HALL

having a sealed unit double glazed ledged side entrance door with adjoining side windows, radiator, understairs storage cupboard and laminate floor.

### SITTING ROOM

12'10" x 11'11" (3.91m x 3.63m)

having a sealed unit double glazed front bow window, radiators and laminate floor.

### DINING AREA

9'9" x 8'11" (2.97m x 2.72m)

having a sealed unit double glazed front bow window, radiators and laminate floor.

### LOUNGE

13'11" x 11'11" (4.24m x 3.63m)

with sealed unit double glazed rear French doors with adjacent double glazed window, feature fire surround with electric fire, radiator, 2 wall lights and door giving access to the stairway,

### KITCHEN

14'4" x 9'1" (4.37m x 2.77m)

fitted with a range of matching base, drawer and wall mounted units, larder unit, space for an electric cooker with stainless steel cooker hood above, extensive work surface incorporating 1 & 1/2 bowl stainless steel sink top, splashbacks, space and plumbing for an automatic washing machine, extractor fan, sealed unit double glazed rear window and door to the garage.

### SHOWER ROOM

fitted with a white suite incorporating a shower cubicle with Triton T80 shower, low flush W.C., pedestal hand basin, tiled splashbacks, double panel radiator and sealed unit double glazed side window with extractor fan.

### LANDING

giving access to all bedrooms, radiator and ceiling hatch to the roof space.

### BEDROOM 1

14'1" x 9'8" (12'9" max) (4.29m x 2.95m (3.89m max))

with a sealed unit double glazed front window, radiator, double fitted wardrobes and access to the eaves storage.

### BEDROOM 2

14'2" x 9'8" (4.32m x 2.95m)

with a sealed unit double glazed rear window and radiator.

### BEDROOM 3

13'11" x 7'6" (restricted head height) (4.24m x 2.29m (restricted head height))

with a sealed unit double glazed rear window, radiator and eaves storage.

### BEDROOM 4

9'10" x 5'8" (3.00m x 1.73m)

having a sealed unit double glazed side window, radiator and shelving.

### GUEST CLOAKROOM

fitted with a low flush W.C., hand basin, ceramic tiled splashback, shaver socket and extractor fan.

## GARAGE

16'1" x 8'1" (4.90m x 2.46m)

having an up and over entrance door, light & power points, storage cupboard and sealed unit double glazed rear door.

## OUTSIDE

to the front of the property is a wide brick paved drive providing parking for several cars and gives access to the side entrance door, garage and side gate to the rear garden. At the rear the garden is enclosed by fencing and has a paved patio area, garden store, shed and lawn garden.



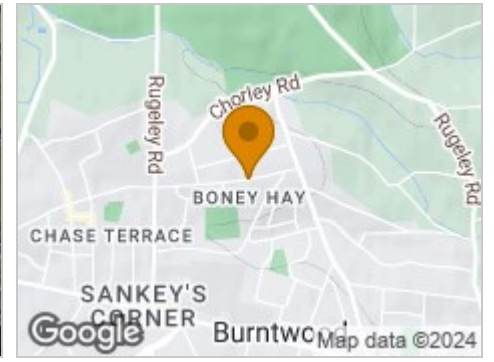
## Road Map



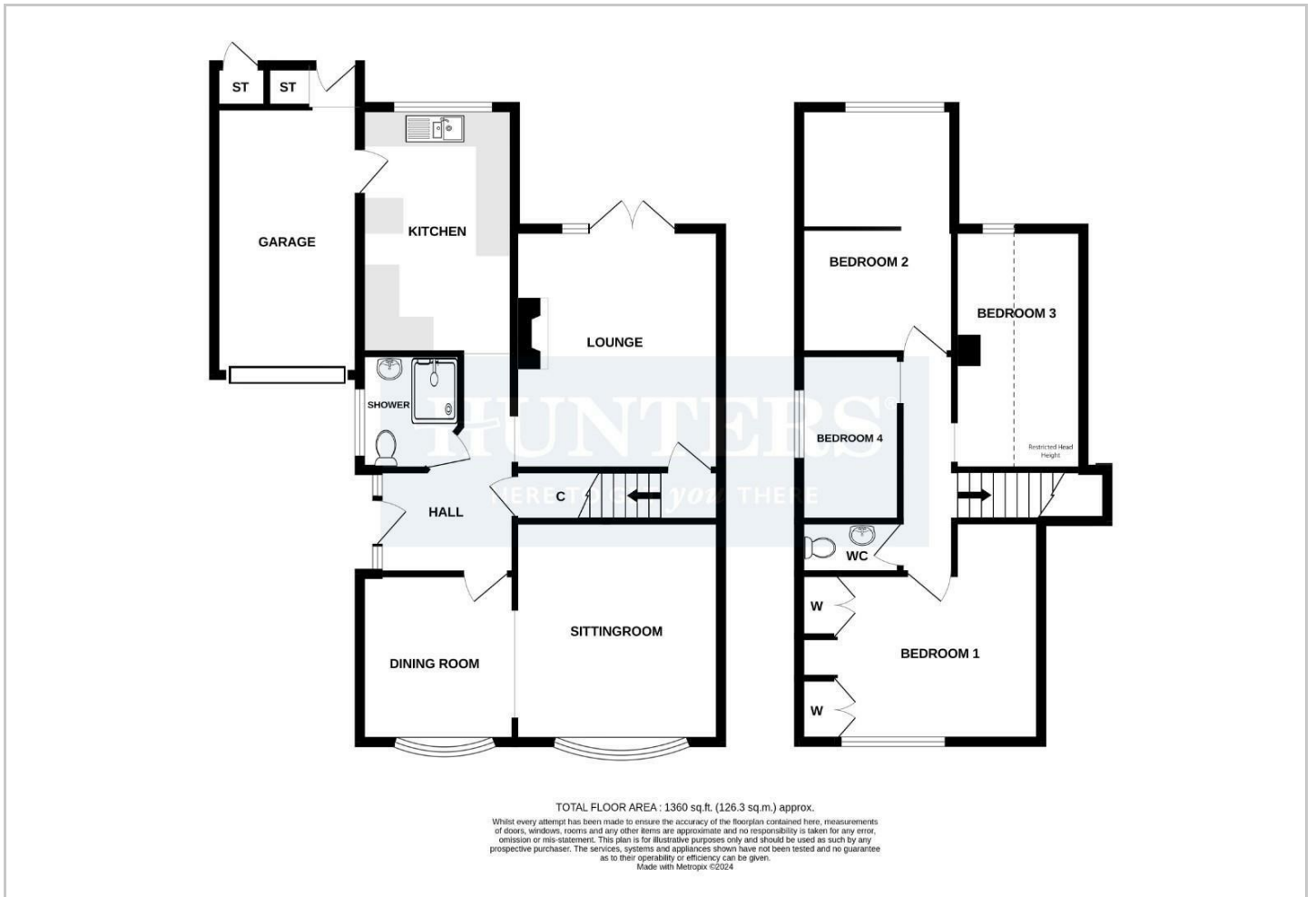
## Hybrid Map



## Terrain Map



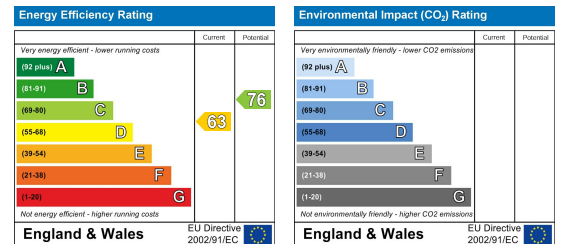
## Floor Plan



## 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.