

# HUNTERS®

HERE TO GET *you* THERE



## Ironstone Road

Burntwood, WS7 1NB

Offers In Excess Of £175,000



Council Tax: A



- WELL PRESENTED END TERRACED HOUSE
- EN-SUITE BATHROOM TO BEDROOM 1
- OPEN PLAN DINING KITCHEN
- SEALED UNIT DOUBLE GLAZING
- GOOD SIZE REAR GARDEN
- TWO DOUBLE BEDROOMS
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- GAS RADIATOR CENTRAL HEATING
- VIEWING RECOMMENDED



Hunters Burntwood are pleased to offer For Sale this well presented two bedroom end terraced property, which has the benefit of Sealed unit double glazing, gas radiator central heating and in brief comprises: lounge, open plan dining kitchen, ground floor shower room, rear porch, two bedrooms and ensuite bathroom to bedroom 1. Outside the property is a long rear garden with two garden stores.

#### LOUNGE

12'1" x 11'0" (3.68m x 3.35m)

having a sealed unit double glazed front entrance door, sealed unit double glazed front window and double panel radiator.

#### DINING ROOM

12'3" x 11'9" (3.73m x 3.58m)

having a sealed unit double glazed 1/2 glazed rear door, radiator, wall mounted electric fire, TV aerial point, sealed unit double glazed side window, laminate floor, door to the cellar and door to the stairway to the first floor..

#### REAR PORCH

having a sealed unit double glazed rear door and sealed unit double glazed side window.

#### KITCHEN

9'1" x 7'8" (2.77m x 2.34m )

fitted with a range of gloss fronted base, drawer and wall mounted units, extensive work surface with 1 1/2 bowl stainless steel sink top and mixer tap, 4 ring electric hob with glass splashback, cooker hood above, fan assisted oven, space & plumbing for an automatic washing machine, space for a fridge, laminate floor, sealed unit double glazed side window and inset ceiling spotlights.

#### SHOWER ROOM

fitted with a white suite incorporating a shower cubicle with Briston Smile electric shower, low flush

W.C., vanity unit with hand basin and boards below, ceramic wall tiling, chrome towel radiator, inset ceiling spotlights and extractor fan.

#### LANDING

giving access to both bedrooms.

#### BEDROOM 1

12'1" x 11'11" (3.68m x 3.63m)

with a sealed unit double glazed rear window and radiator.

#### ENSUITE BATHROOM

fitted with a white suite incorporating a panel bath with shower & screen above, vanity handbasin with cupboards beneath, drawers and tall cupboard, low flush W.C., ceramic tiled splashbacks, radiator, airing cupboard containing the Ideal Logic central heating boiler and shelving.

#### BEDROOM 2

12'1" x 11'2" (3.68m x 3.40m)

having a sealed unit double glazed front window, double panel radiator, storage cupboard/wardrobe with ceiling hatch to the roof space.

#### OUTSIDE

At the side of the property are double gates providing access to the rear of the property and pedestrian access to the neighbouring property. There are two brick garden stores and garden with patio area beyond.





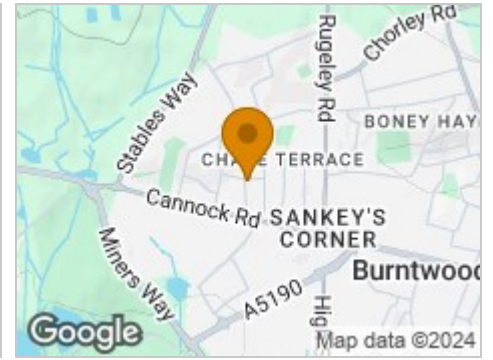
## Road Map



## Hybrid Map



## Terrain Map



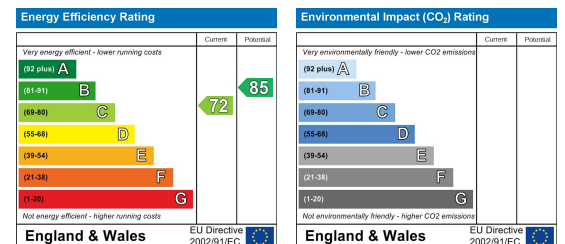
## Floor Plan



## 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.