

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bridge Cross Road

Burntwood, WS7 2BY

Asking Price £325,000



Council Tax: D



- FREEHOLD DETACHED BUNGALOW
- SHOWER ROOM
- DINING ROOM, KITCHEN
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING FOR SEVERAL CARS

- TWO DOUBLE BEDROOMS
- LOUNGE, CONSERVATORY
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED CARPORT & GARAGE
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this traditional styled freehold detached bungalow which is available with no upward chain. The property has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: Porch, entrance hall, two double bedrooms, lounge, conservatory, dining room, kitchen and shower room. Outside the property has a brick paved paved drive providing parking for several cars, enclosed carport, 25'8" brick garage and enclosed rear garden.

#### PORCH

having a sealed unit double glazed front entrance door.

#### HALL

with a glazed front door, radiator, storage cupboard with light and shelving.

#### LOUNGE

15'5" x 11'0" (9'7" min) (4.70m x 3.35m (2.92m min)) having a sealed unit double glazed patio window with sliding door and double panel radiator.

#### CONSERVATORY

15' 2" x 7' 1" (4.57m 0.61m x 2.13m 0.30m) with sealed unit double glazed rear windows,, sealed unit double glazed French doors, radiator, light & power points.

#### DINING ROOM

11' 11" x 9' 5" min (3.35m 3.35m x 2.74m 1.52m min) having a sealed unit double glazed side window, 2 radiators, storage cupboard with with sealed unit double glazed side window, shelving and wall mounted Vaillant Ecotec gas combi boiler.

#### KITCHEN

10' 1" x 6' 11" (3.05m 0.30m x 1.83m 3.35m) fitted with base, drawer and larder units, work surface incorporating a sink top with mixer tap,

ceramic tiled splashbacks, space for an electric cooker, cooker hood above. space and plumbing for an automatic washing machine, side window, sealed unit double glazed rear window and door to the carport

#### BEDROOM 1

12' 6" (14'4" into bay) x 11' 0" (3.66m 1.83m (4.37m into bay) x 3.35m 0.00m) having a sealed unit double glazed leaded front bay window and radiator.

#### BEDROOM 2

12' 6" (14'4" into bay) x 11' 0" with a sealed unit double glazed leaded front bay window and 2 radiators.

#### SHOWER ROOM

fitted with a shower cubicle with mains shower, low flush W.C., bidet, pedestal hand basin, full ceramic wall tiling, ceramic floor tiling, double panel radiator, storage cupboard with shelving, inset ceiling spotlights and sealed unit double glazed rear window.

#### ENCLOSED CARPORT

21' 8" x 8' 6" (11'5" max) (6.40m 2.44m x 2.44m 1.83m (3.48m max)) having a front entrance door, light points, sky light, and side door.

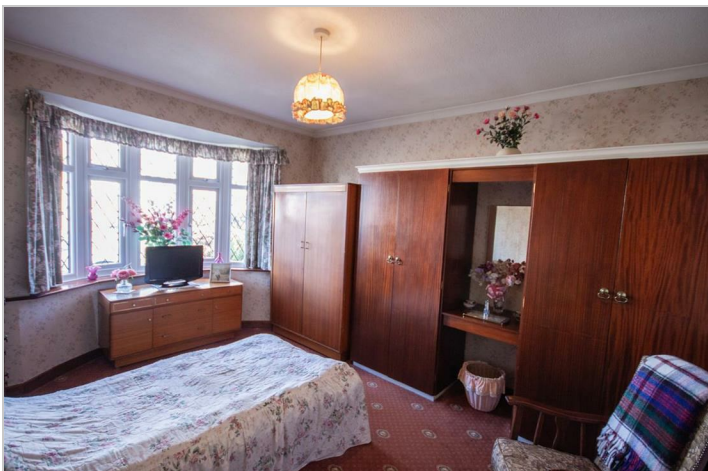
## GARAGE

25' 8" x 8' 10" (7.62m 2.44m x 2.44m 3.05m)

having an up & over entrance door, light and power points, sealed unit double glazed windows to sides and rear and sealed unit double glazed side door and cold water tap.

## OUTSIDE

to the front, the property is set back from the road and has a dwarf wall to the front, brick paved drive providing parking for several cars and provides access to the front entrance. The drive continues to the carport & garage at the rear. To the rear of the property the garden is enclosed by fencing and has a paved patio area, lawn garden & path leading to the rear.



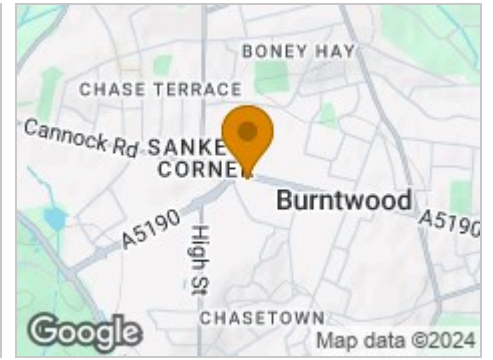
## Road Map



## Hybrid Map



## Terrain Map



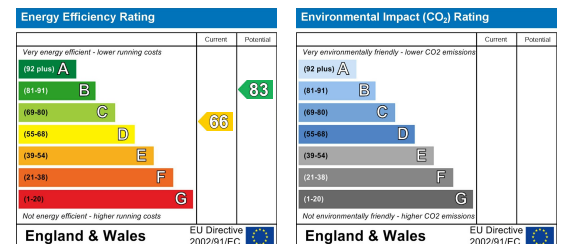
## Floor Plan



## 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.