

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Chase Terrace, Burntwood, WS7 1LP

Asking Price £340,000



Council Tax: B



- FREEHOLD DETACHED HOUSE
- TWO/THREE BEDROOMS
- KITCHEN DINER WITH APPLIANCES
- FITTED BATHROOM WITH SEPARATE SHOWER
- GAS RADIATOR CENTRAL HEATING, BURGLAR ALARM SYSTEM
- PART EXCHANGE CONSIDERED
- LOUNGE, BEDROOM 3 / SITTING ROOM (ground floor)
- UTILITY AREA, GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- BRICK PAVED DRIVE, ENCLOSED REAR GARDEN



POSSIBLE PART EXCHANGE CONSIDERED - Hunters Burntwood are pleased to offer "For Sale" this traditional double fronted 2/3 bedroom detached house which has the benefit of sealed unit double glazing, gas radiator central heating system and burglar alarm system and in brief comprises: hall, sitting room/bedroom 3, lounge, fitted kitchen/diner with appliances, guest cloakroom, two first floor bedrooms and bathroom with separate shower cubicle. Outside is a brick paved drive providing parking for several cars and an enclosed rear garden.

#### HALL

having a sealed unit double glazed composite front entrance door and stairway to the first floor.

#### SITTING ROOM/BEDROOM 3

13'11" (into bay) x 10'4" (4.24m (into bay) x 3.15m) with a sealed unit double glazed front bay window, TV aerial socket, double panel radiator and sealed unit double glazed rear window.

#### LOUNGE

11'10" x 11'10" (3.61 x 3.61) having a sealed unit double glazed front window, double panel radiator, storage cupboards & shelving to either side of the chimney breast, telephone cable point and understairs storage cupboard.

#### KITCHEN/DINING ROOM

20'4" x 8'4" (6.20 x 2.54) fitted with a range of matching base, drawer and wall mounted units, glass fronted display cabinet, round edge work surface incorporating a 1 1/2 bowl sink top and mixer tap, inset stainless steel 4 ring gas hob with cooker hood above, electric fan assisted oven, integrated fridge, inset ceiling spotlight, sealed unit double glazed side window, porcelain floor tiles continuing into the Dining Area which has sealed unit double glazed rear French doors with sealed unit

double glazed rear windows to either side, and double panel radiator.

#### UTILITY ROOM

having a sealed unit double glazed side window, plumbing for a washing machine, wall mounted Worcester combi boiler and inset ceiling spot light.

#### CLOAKROOM

fitted with a white low level W.C., hand basin with cupboard beneath, radiator, ceramic tiled splashbacks, inset ceiling spotlights and extractor fan.

#### LANDING

with a sealed unit double glazed rear window and doors to the bedrooms and bathroom.

#### BEDROOM 1

14'5"(into bay) x 10'4" (4.39m(into bay) x 3.15m) having a sealed unit double glazed front bay window, sealed unit double glazed rear window, telephone point and double panel radiator.

#### BEDROOM 2

11'10" x 9'1" (3.61 x 2.77) with a sealed unit double glazed front window, double panel radiator, storage cupboard with light and ceiling hatch to the roof space.

## BATHROOM

fitted with a Villeroy & Boch white suite incorporating a bath with tiled side panel & mixer tap shower attachment, pedestal hand basin, low level W.C., wide shower cubicle with mains shower, full porcelain tiling, extractor fan, chrome towel radiator, inset ceiling spotlights and sealed unit double glazed rear window.

## OUTSIDE

The property is set back from the road behind a mature hedge and has a brick paved drive providing parking for several cars and access to the front entrance. A gate at the side gives access to the rear garden which is enclosed by fencing & hedge and has a gravel & paved patio areas, external light & power point & cold water tap and lawned garden.



## Road Map



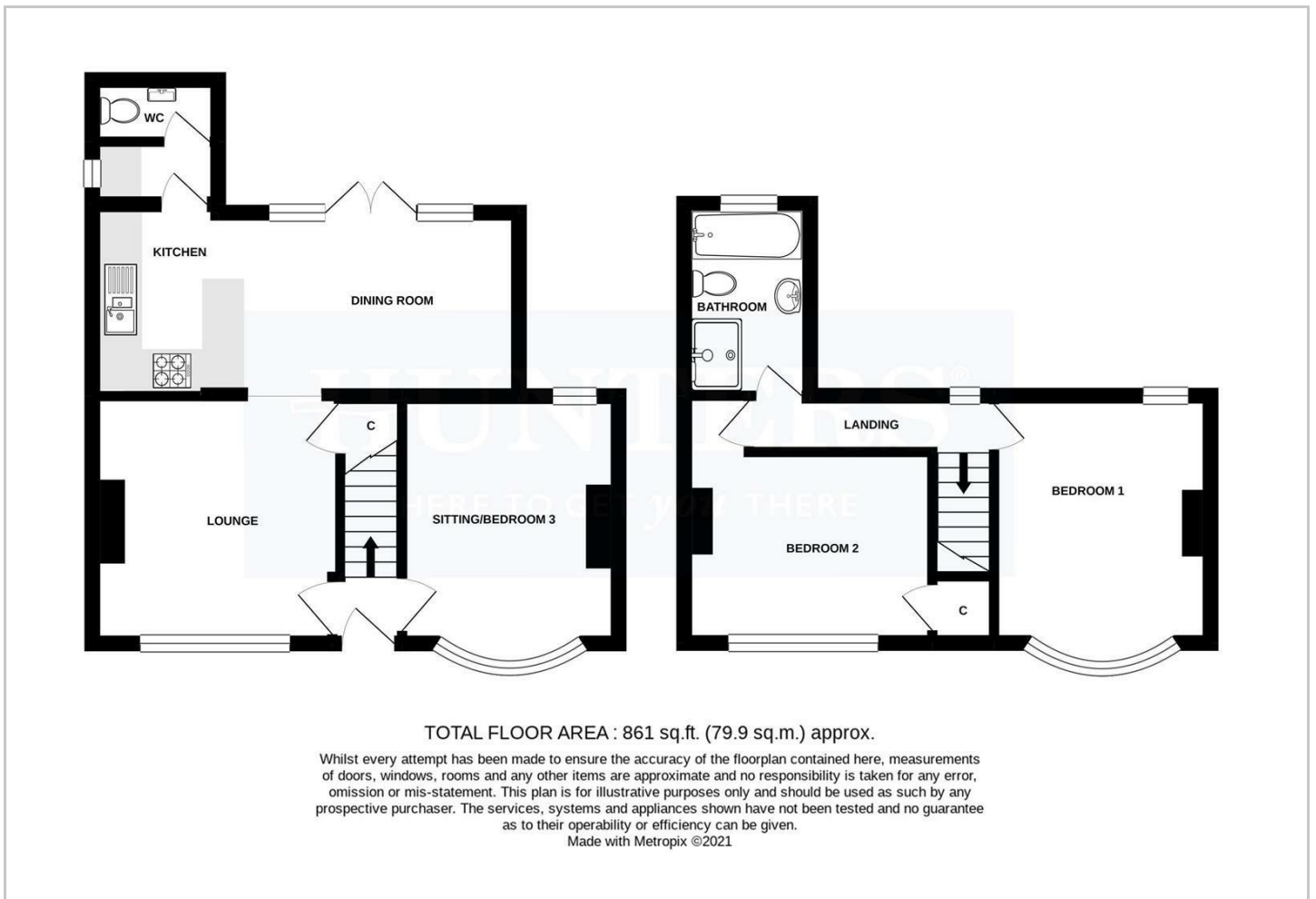
## Hybrid Map



## Terrain Map



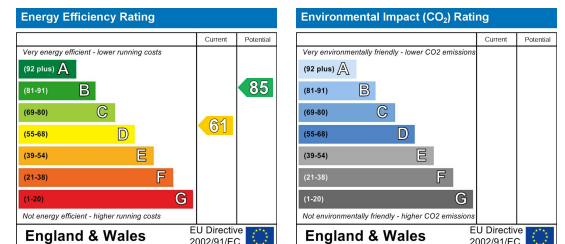
## Floor Plan



## 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.