

# HUNTERS®

HERE TO GET *you* THERE



## Baker Street

Burntwood, WS7 4RD

Offers In The Region Of £210,000



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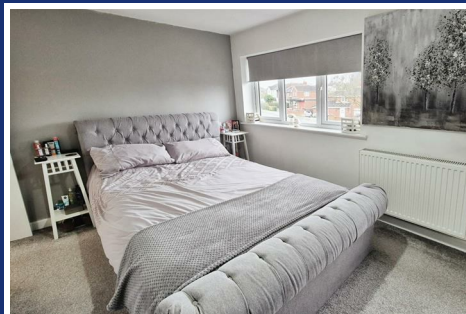
C

Council Tax: B





- MID TERRACED HOUSE
- LOUNGE, KITCHEN DINER WITH OVEN & HOB
- FITTED BATHROOM
- GAS RADIATOR CENTRAL HEATING
- FREEHOLD
- THREE BEDROOMS
- SIDE HALL
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING, ENCLOSED REAR GARDEN
- INTERNAL VIEWING HIGHLY RECOMMENDED



Hunters Burntwood are pleased to offer For Sale this well presented Freehold Terraced House which has the benefit of sealed unit double glazing, and gas radiator central heating. The property briefly comprises: hall, lounge, refitted kitchen/diner with appliances, side lobby, landing, three bedrooms and refitted bathroom. Outside there is ample parking for several cars and an enclosed rear garden. Internal Viewing Highly Recommended.

### ENTRANCE HALL

with a sealed unit double glazed front entrance door, radiator and stairway to the first floor.

### LOUNGE

12'7" x 8'11" (3.84 x 2.72)

having a sealed unit double glazed front window, double panel radiator and wall mounted TV aerial point.

### KITCHEN DINER

20'10" x 10'3" (max) (6.35m x 3.12m (max))

fitted with a range of matching gloss fronted base, drawer & wall mounted units, extensive work surfaces incorporating a stainless steel sink top with mixer tap, Lamona 4 ring ceramic hob with cooker hood above, fan assisted electric oven, space & plumbing for an automatic washing machine, space & plumbing for an American style fridge freezer, inset ceiling spotlights, wall mounted TV aerial point, double panel radiator, under stairs storage cupboard, laminate floor, sealed unit double glazed rear window and sealed unit double glazed rear French doors.

### SIDE LOBBY

having a sealed unit double glazed front door with a sealed unit double glazed window alongside, double panel radiator and laminate floor.

### LANDING

with a ceiling hatch to the roof space.

### BEDROOM 1

13'5" x 9'2" (11'1" max) (4.09m x 2.79m (3.38m max))

having two sealed unit double glazed front windows, radiator, TV socket and USB/plug socket.

### BEDROOM 2

10'6" x 9'10" (3.20m x 3.00m)

with a sealed unit double glazed rear window, radiator, cupboard containing Worcester gas combination boiler & shelving, TV aerial socket and USB/plug socket.

### BEDROOM 3

11'1" max x 7'3" max (3.38m max x 2.21m max)

having a sealed unit double glazed front window, radiator, USB/plug socket and built in wardrobe with shelving.

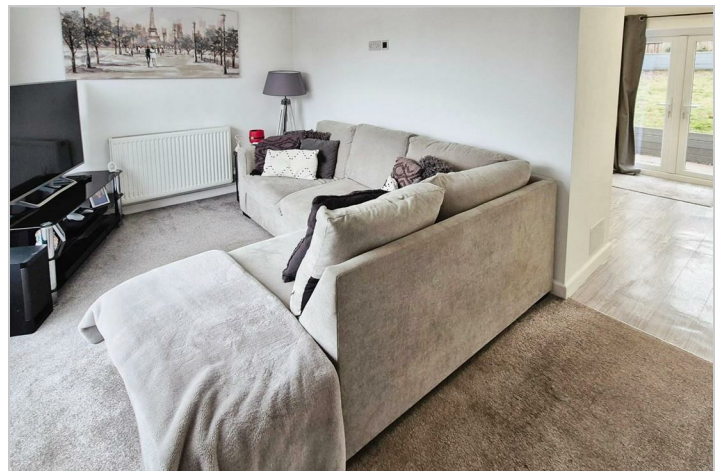
### BATHROOM

refitted with a white suite incorporating a P shape bath with screen, mixer tap shower & mains shower above, hand basin with cupboard beneath, low flush W.C., laminate floor, ceramic tiled splash backs, extractor fan, towel radiator, inset ceiling spotlights and sealed unit double glazed rear window.

### OUTSIDE

To the front of the property is a gravel driveway providing parking for several cars with path leading to the Side lobby & front entrance door. To the rear of the property the garden is enclosed by fencing and

has a paved patio area, cold water tap, external light points, brick store and lawn.





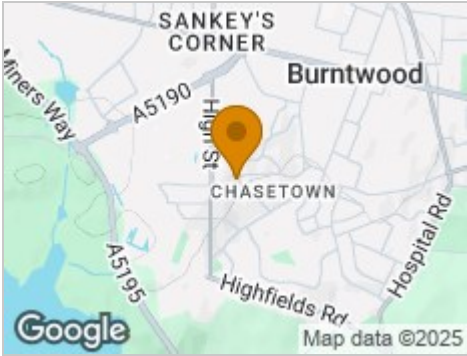
Road Map



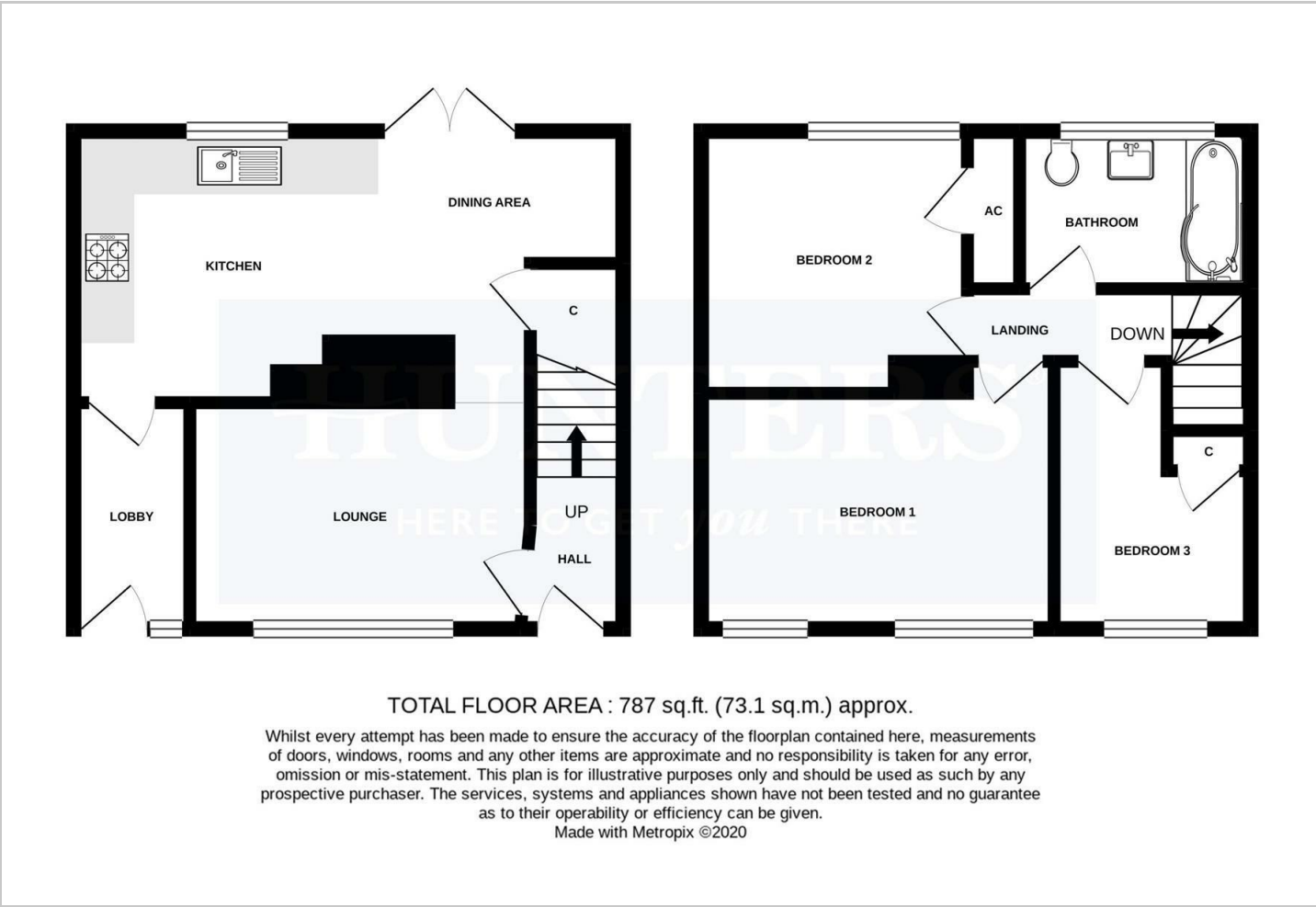
Hybrid Map



Terrain Map



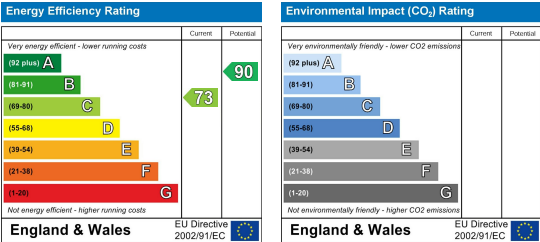
Floor Plan



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.