

HUNTERS®

HERE TO GET *you* THERE



Victory Avenue

Burntwood, WS7 2AL

£280,000

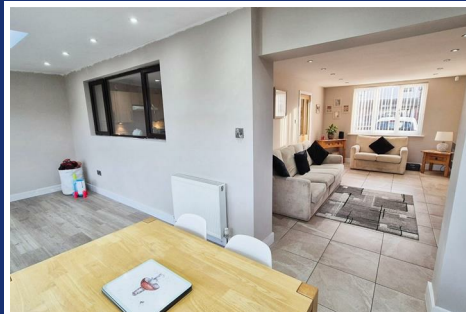


Council Tax: B



- WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE, DINING/FAMILY ROOM
- REFITTED SHOWER ROOM
- BURGLAR ALARM SYSTEM
- 49'8" GARAGE

- THREE BEDROOMS
- FITTED KITCHEN, GUEST CLOAKROOM
- DOUBLE GLAZING & CENTRAL HEATING
- DRIVEWAY PARKING FOR SEVERAL CARS
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale, this well presented freehold semi detached house which is ideally situated close to local shops, schools and local amenities and offers the benefit of sealed unit double glazing, gas radiator central heating and burglar alarm system. The property in brief comprises: entrance hall, lounge, dining/family room, fitted kitchen, guest cloakroom, landing, three bedrooms and refitted shower room. Outside is a brick paved drive providing off road parking for several cars, 49'8" garage with electric entrance door and enclosed rear garden.

HALL

having a composite front entrance door, 2 radiators, ceramic tiled flooring, understairs storage cupboard and stairway to the first floor.

LOUNGE

17'5" x 10'11" (5.31m x 3.33m)

having a sealed unit double glazed front window, double panel radiator, wall mounted electric fire, inset ceiling spotlights, ceramic tiled floor, cable TV point and opening to the:-

DINING/FAMILY AREA

20'6" x 8'8" (6.25m x 2.64m)

with sealed unit double glazed windows to the side and rear, inset ceiling spotlights, double panel radiator, part ceramic tiled and part laminate floor and sealed unit double glazed French doors to the rear garden.

KITCHEN

11'10" (max) x 11'2" (max) (3.61m (max) x 3.40m (max))

fitted with a range of matching base, drawer and wall mounted units, glass fronted display cabinets, work surface incorporating a 1 1/2 bowl sink top & drainer, larder unit, space for a gas cooker with cooker hood above, ceramic tiled splashbacks, , space & plumbing for an automatic washing machine, space for a fridge, radiator, ceramic tiled floor and a sealed unit double glazed rear window

GUEST CLOAKROOM

fitted with a low flush W.C., full ceramic tiling, extractor fan and sealed unit double glazed side window.

LANDING

having a sealed unit double glazed front window, ceiling hatch with wooden fold down ladder to the roof space with sky light and gas combination central heating boiler.

BEDROOM 1

10'5" x 9'6" (3.18m x 2.90m)

with a sealed unit double glazed front window, double panel radiator, inset ceiling spotlights, fitted bedroom furniture incorporating wardrobes with hanging rails and shelving.

BEDROOM 2

12'0" (8'6"min) x 8'10" (3.66m (2.59mmin) x 2.69m)

having a sealed unit double glazed rear window, double panel radiator and inset ceiling spotlights.

BEDROOM 3

8'5" x 8'3" (2.57m x 2.51m)

having a sealed unit double glazed front window, inset ceiling spotlights, double panel radiator and fitted wardrobes with hanging rail and shelving.

SHOWER ROOM

fitted with a white suite incorporating a walk-in shower cubicle with a rainfall shower and hose, vanity unit with inset sink and cupboard beneath, low flush W.C., double panel radiator, extractor fan, inset ceiling spotlights, ceramic and panelled walls and sealed unit double glazed rear window.

GARAGE

49'8" x 8'8" (9'9" max) (15.14m x 2.64m (2.97m max))
fitted with electric up & over door entrance door, light & power points, cold water tap, double panel radiator, inset ceiling spotlights, sealed unit double glazed side double doors, sealed unit double glazed side window and wooden double glazed rear window.

OUTSIDE

15'11" x 10 (4.85m x 3.05m)

The front of the property has a brick paved drive providing parking for several cars, security lighting and access to the front entrance door. To the rear the rear garden is enclosed by fence and hedge and has a paved patio, electric plug sockets, cold water tap, exterior lighting, raised lawn with path leading past a wooden shed/workshop 15'11" x 10'0" (4.85m x 3.05m) to a further patio area at the rear.



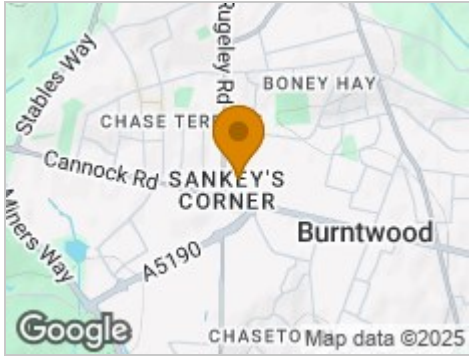
Road Map



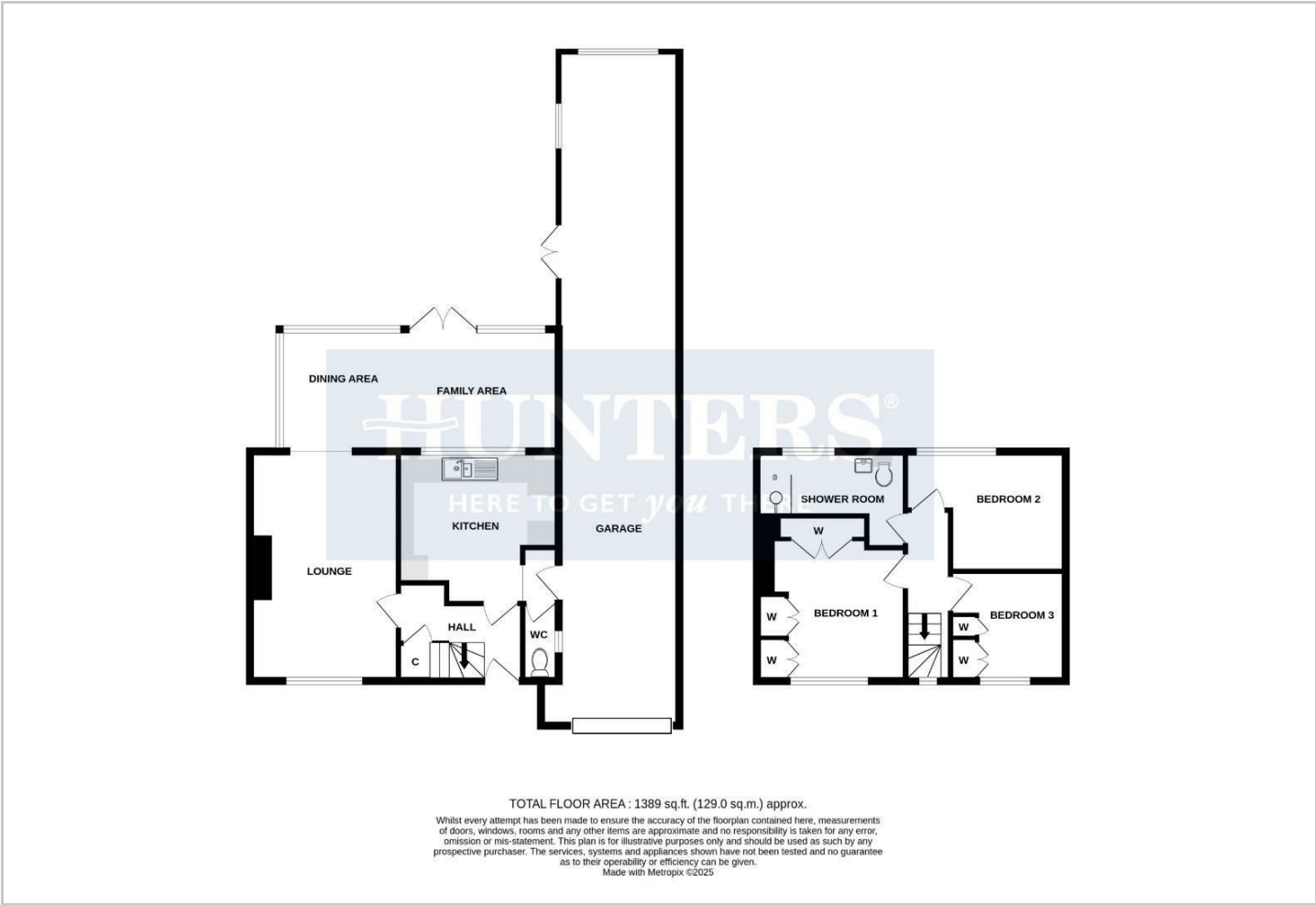
Hybrid Map



Terrain Map



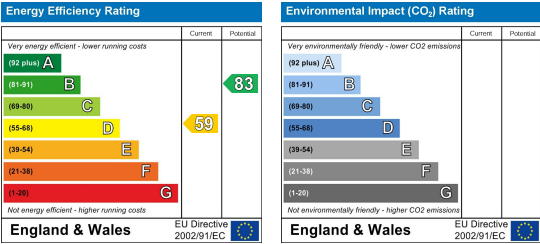
Floor Plan



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.