

# HUNTERS®

HERE TO GET *you* THERE



## Earl Drive

Chase Terrace, Burntwood, WS7 1PT

£240,000



Council Tax: B





- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE
- DOUBLE GLAZED CONSERVATORY
- GAS RADIATOR CENTRAL HEATING
- DRIVEWAY PARKING FOR SEVERAL CARS
- THREE BEDROOMS
- KITCHEN DINER, UTILITY
- BATHROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN



### HALL

having a uPVC front entrance door with a double glazed insert, radiator, laminate floor and stairway to the first floor.

### LOUNGE

12'11" x 11'0" (3.94m x 3.35m)  
with a sealed unit double glazed front window, double panel radiator, wall mounted electric fire, laminate floor and cable TV point.

### KITCHEN DINER

14'5" x 9'9" (4.39m x 2.97m)  
fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a stainless steel sink top with single bowl, 4 ring gas hob with cooker hood above, electric oven, double panel radiator, laminate floor, cupboard containing the Worcester combi boiler, ceramic tiled splashbacks, under stairs storage cupboard, sealed unit double glazed rear window and sealed unit double glazed French doors to the:-

### CONSERVATORY

11'10" x 6'11" (3.61m x 2.11m)  
with sealed unit double glazed windows to the side and rear, sealed unit double glazed French doors to the side, laminate floor and light & power points.

### UTILITY

having a uPVC sealed unit double glazed front window, sealed unit double glazed front door, plumbing for a washing machine, space for a condenser tumble dryer, fridge/freezer and sealed unit double glazed rear door.

### LANDING

with ceiling hatch to the roof space.

### BEDROOM 1

14'5" x 8'5" (4.39m x 2.57m)  
with a sealed unit double glazed to front window and radiator.

### BEDROOM 2

8'7" x 8'1" (2.62m x 2.46m)  
having a sealed unit double glazed rear window and radiator.

### BEDROOM 3

8'0" x 5'9" (2.44m x 1.75m)  
with a sealed unit double glazed rear window and radiator.

### BATHROOM

fitted with a white suite incorporating a bath with mains shower above, pedestal hand basin, low flush W.C., radiator, full height wall tiling and a sealed unit double glazed side window.

### OUTSIDE

To the front of the property is a brick paved drive providing parking for several cars and external light point. To the rear, the garden is enclosed by fencing and wall and has a paved patio area, lawned garden and further paved patio to the rear.





Road Map



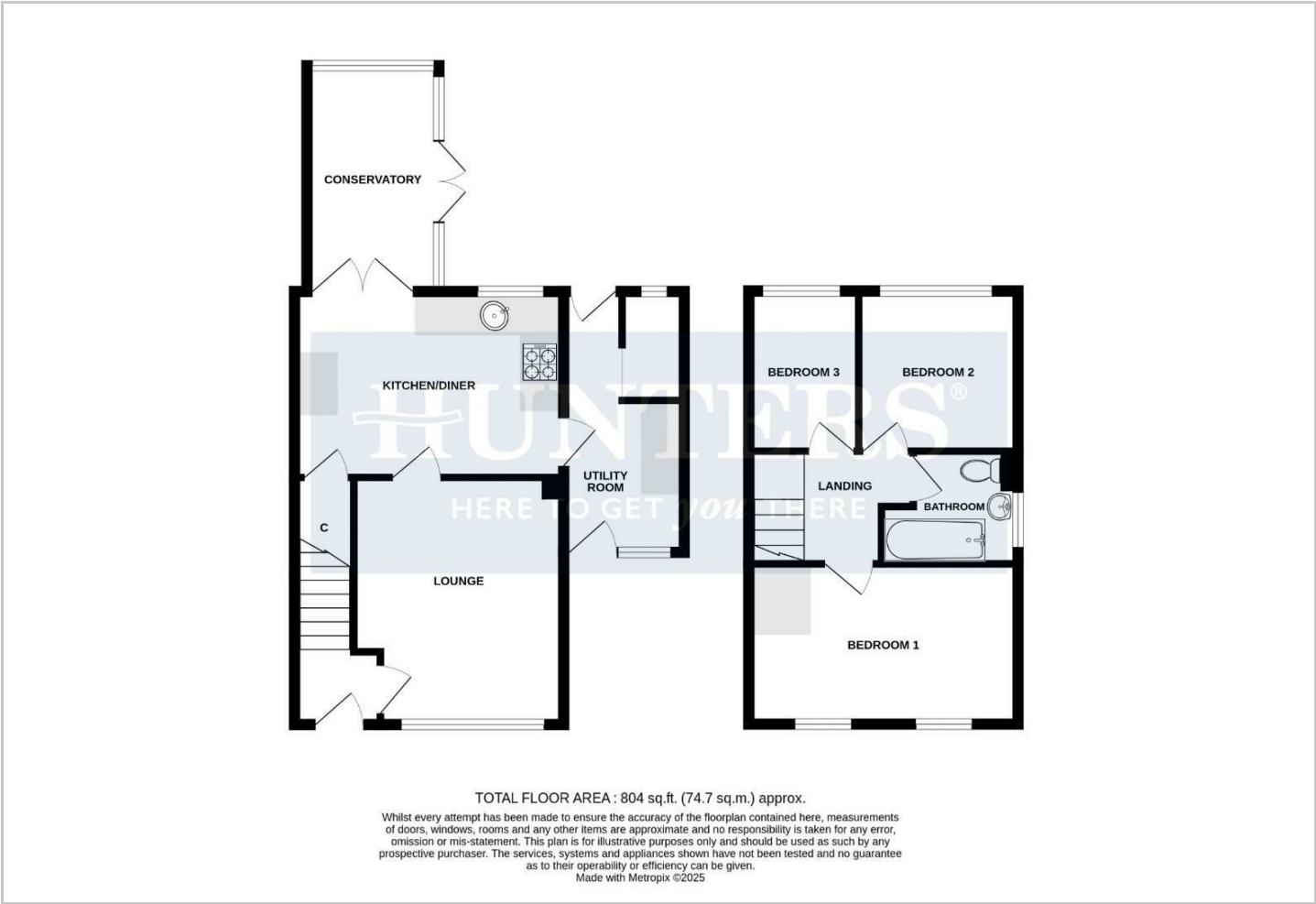
Hybrid Map



Terrain Map



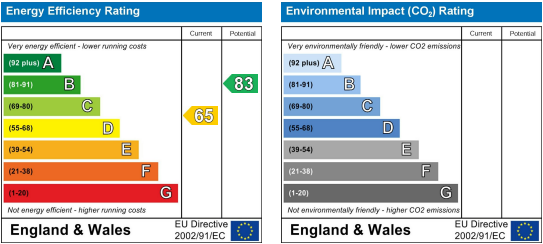
Floor Plan



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.