

# HUNTERS®

HERE TO GET *you* THERE



**Collins Road**

Walsall, WS8 7AW

Asking Price £310,000



Council Tax: B





- BEAUTIFULLY APPOINTED SEMI DETACHED HOUSE
- FOUR BEDROOMS WITH FITTED FURNITURE
- LOUNGE & SEPARATE DINING ROOM
- FAMILY BATHROOM WITH SEPARATE SHOWER
- FRONT GARDEN WITH BRICK PAVED DRIVE
- SPACIOUS EXTENDED ACCOMMODATION
- EN-SUITE SHOWER TO BEDROOM 1
- EXTENDED KITCHEN WITH APPLIANCES
- DOUBLE GLAZING, CENTRAL HEATING, BURGLAR ALARM
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this beautifully appointed freehold semi which has been much improved and extended by the present owners and is situated in this popular location close to local schools, shops and amenities. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge with feature fireplace, Separate dining room with feature fireplace, extended fitted kitchen with appliances, conservatory, three first floor bedrooms with fitted furniture, family bathroom with shower cubicle, second floor bedroom 1 with fitted wardrobes and en-suite shower room. Outside is a front garden with brick paved drive and enclosed rear garden.

#### RECESS PORCH

giving access to the front entrance door.

#### HALL

having a hard wood raised panel front entrance door with sealed unit double glazed windows to either side, double panel radiator with radiator cover, laminate floor, understairs storage cupboard containing the Worcester Bosch combi boiler, and stairway with spindle balustrade to the first floor.

#### LOUNGE

13'5" into bay x 11'10" (4.09m into bay x 3.61m) having a sealed unit double glazed front bay window with stone window sill, recessed brick fireplace with space for an electric fire (gas point for fire available beneath floor), cable TV point, telephone point, radiator and two wall light points.

#### DINING ROOM

11'11" x 10'10" (3.63m x 3.30m) having hardwood sealed unit double glazed French Doors with matching windows to either side, radiator with radiator cover, recess brick fireplace with stone mantel and brick hearth with space for a gas fire, 2 wall light points, picture rail and laminate floor.

#### CONSERVATORY

8'3" (8'10" max) x 7'9" (2.51m (2.69m max) x 2.36m) with sealed unit double glazed windows to side and rear, sealed unit double glazed French Doors, light point, ceiling fan/light point and power points.

#### KITCHEN

16'7" x 7'5" (8'4"max) (5.05m x 2.26m (2.54mmax)) fitted with a range of matching base, drawer and wall mounted units, glass fronted display cabinets, extensive round edge work surface incorporating a stainless steel sink top with mixer tap, integrated appliances including four ring gas hob with cooker hood above, Indesit fan assisted double oven, integrated Hotpoint dishwasher, space and plumbing for an automatic washing machine, space for a tumble dryer, ceramic tiled splashback, double panel radiator, sealed unit double glazed side door to the conservatory and sealed unit double glazed rear window.

#### LANDING

with a sealed unit double glazed window, spindle balustrade and door giving access to the staircase to Bedroom one.

#### BEDROOM 2

12'0" x 10'10" (3.66m x 3.30m) having a sealed unit double glazed rear window, radiator, TV aerial point, laminate floor, built-in wardrobes with mirror sliding doors and inset ceiling spotlights.

#### BEDROOM 3

10'9" into bay x 9'10" (3.28m into bay x 3.00m) having a sealed unit double glazed front window,

radiator, TV aerial point, "Starplan" fitted bedroom furniture consisting of wardrobes with storage lockers above, dressing table and drawer unit.

#### BEDROOM 4

8'1" x 7'3" (2.46m x 2.21m)

having a sealed unit double glazed front bay window, TV aerial point, "Starplan" fitted bedroom furniture consisting of a double wardrobe, storage lockers above the bed, desk/dressing table with drawers, TV stand with drawers and double panel radiator.

#### BATHROOM

fitted with a white suite incorporating a spa bath, corner shower cubicle with mains shower, hand basin with cupboards beneath, low flush W.C., full ceramic tiling, ceramic tiled floor, towel radiator, mirror cabinet with shaver socket and sealed unit double glazed windows to side and rear.

#### BEDROOM 1

15'2" x 10'1" (13'3" max) (4.62m x 3.07m (4.04m max))

Approached from the first floor landing, with a staircase with spindle balustrade and having a sealed unit double glazed rear window, TV aerial point, double panel radiator, two built-in wardrobes with hanging rail and shelving, TV aerial point, storage cupboard and inset ceiling spotlights.

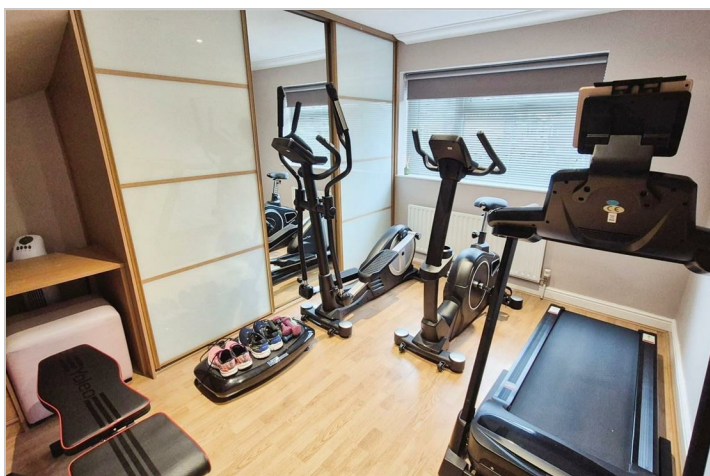
#### ENSUITE

fitted with a white suite incorporating a walk-in shower with mains shower & screen, hand basin with cupboard beneath, low flush W.C., ceramic tiled walls, radiator, wall mirror with shaving point and sealed unit double glazed sky light window.

#### OUTSIDE

To the front, the property is set back from the road behind a double width brick paved drive with raised slate bed alongside. A gate to the side gives access to the rear garden which is enclosed by fencing and has been recently landscaped with porcelain tiled patio area, raised gravel bed alongside, security light and cold water tap.

(There is a summerhouse with infrared sauna and light & power points, a storage shed with light & power and Hot Tub, these items are available by separate negotiation.)





Road Map



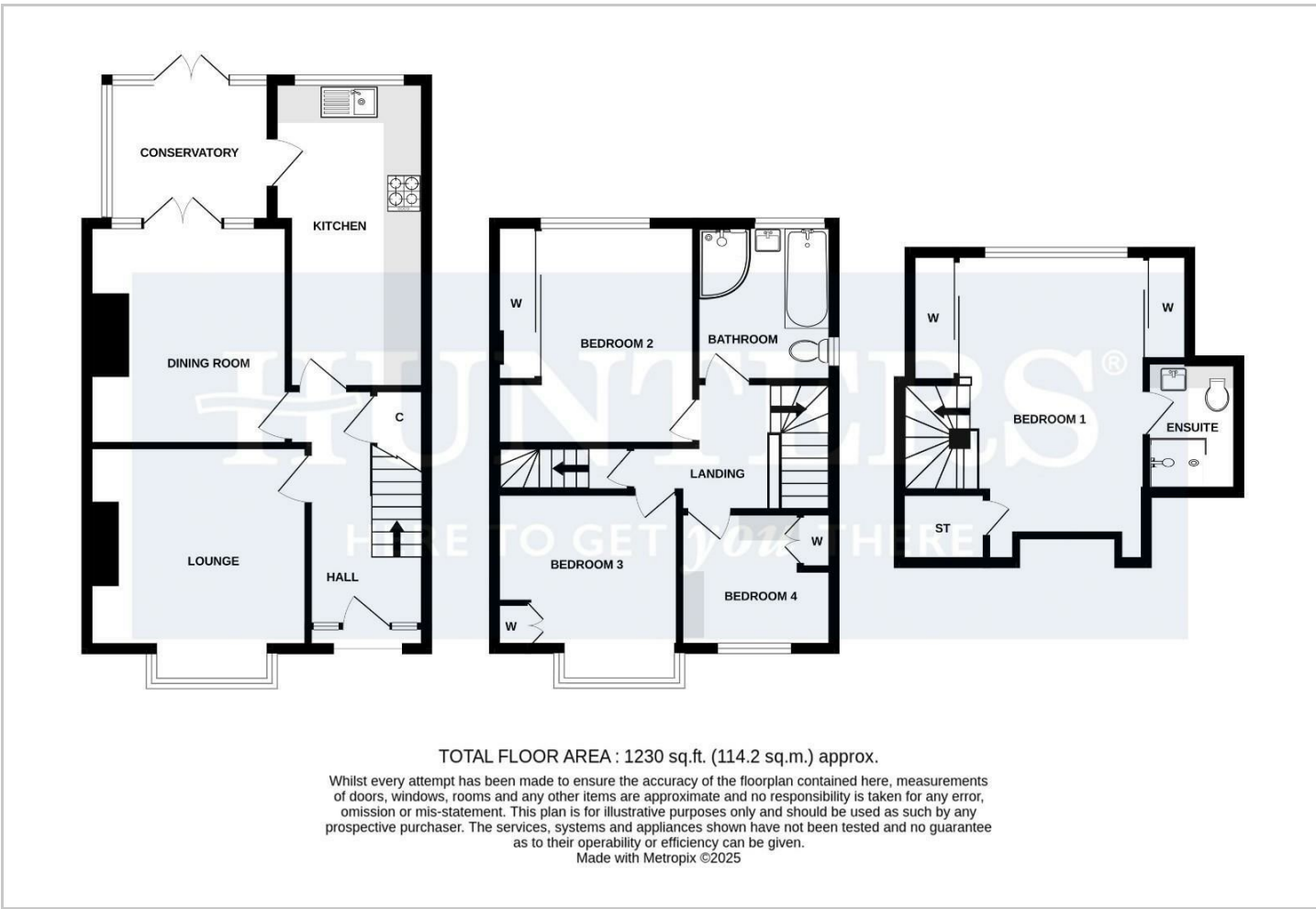
Hybrid Map



Terrain Map



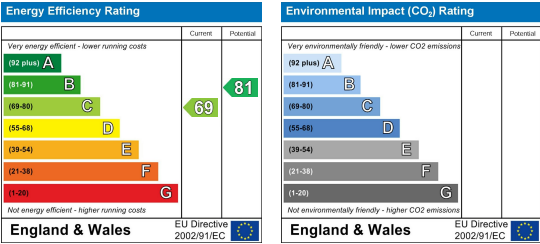
Floor Plan



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.