

HUNTERS®

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Stour Close

Burntwood, WS7 9JY

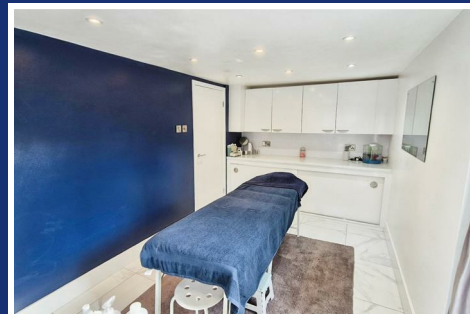
Asking Price £465,000



Council Tax: D



- IMMACULATE FREEHOLD DETACHED HOUSE
- SPACIOUS EXTENDED ACCOMMODATION
- LOUNGE WITH FEATURE FIREPLACE
- REFITTED BATHROOM
- DOUBLE GLAZING & CENTRAL HEATING
- SOUGHT AFTER LOCATION
- THREE/FOUR BEDROOMS
- REFITTED KITCHEN/FAMILY ROOM
- UTILITY, GUEST CLOAKROOM
- DRIVEWAY PARKING, GARAGE & ENCLOSED GARDENS



Hunters Burntwood are pleased to offer For Sale this immaculately appointed and extended freehold family house, which is situated on the sought after Church Farm Estate. Internal Viewing is highly recommended to appreciate the space and condition of the property which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge with feature fireplace refitted and extended kitchen/family room with appliances, utility room with appliances, guest cloakroom, bedroom 4/office (ground floor), bar, three first floor bedrooms and refitted bathroom.

Outside the property is situated at the head of a cul-de-sac and has driveway parking for several cars, detached garage with internal insulation suitable for use as an office, side patio area with brick BBQ & Pizza oven, double doors giving access to the Bar and gate giving access to the enclosed rear garden.

ENTRANCE HALL

having a sealed unit double glazed front entrance door, sealed unit double glazed windows to front and side, double panel radiator, inset ceiling spotlights, porcelain floor tiles and stairway with glass balustrade to the first floor.

LOUNGE

16'4" max x 11'7" (4.98m max x 3.53m)

having a sealed unit double glazed front bay window, two double panel radiators, feature marble fireplace with inset Living Flame gas fire, telephone point, cable TV point, Oak Herringbone floor and concealed wall lighting.

KITCHEN

17'10" x 10'10" (5.44m x 3.30m)

refitted with a range of matching base, drawer and wall mounted units, extensive Quartz work surfaces with inset 1 1/2 bowl sink with Quooker boiling hot water tap, appliances include a Neff induction hob with inset extractor, 2 Neff fan assisted tilt & slide electric ovens, Neff microwave, Neff wine cooler, Hotpoint fridge & freezer, Whirlpool dishwasher, ceramic tiled splashbacks, inset ceiling spotlights, tall feature radiator and porcelain tiled floor which continues to the:

FAMILY ROOM

17'7" x 13'6" (5.36m x 4.11m)

having a sealed unit double glazed rear Bi Fold doors,

sealed unit double glazed side windows, sealed unit double glazed Velux windows. bespoke fitted electric blinds, feature media wall with space for a TV. feature log effect electric fire and shelving with lighting to either side, feature radiator and inset ceiling spotlights.

UTILITY

8'5" x 6'9" (2.57m x 2.06m)

refitted with matching base and larder units, Quartz work surface incorporating a stainless steel sink bowl with mixer tap, Quartz splashbacks, inset integrated washer dryer and washing machine, inset ceiling spotlights, double panel radiator and sealed unit double glazed rear window,

GROUND FLOOR CLOAKROOM

refitted with a white incorporating a low flush W.C., hand basin with cupboard beneath, inset ceiling spotlight, porcelain floor tiles and sealed unit double glazed rear window.

BAR

11'11" x 8'11" (3.63m x 2.72m)

fitted with sealed unit double glazed French doors to the side, feature radiators, wall mounted Zanussi ultra combi 35 central heating boiler, fitted bar, wall mounted TV point, light & power point and tiled floor.

BEDROOM 4/OFFICE

15'6" x 8'1" (4.72m x 2.46m)

having a sealed unit double glazed front window, sealed unit double glazed side door, double panel radiator, inset ceiling spotlights, fitted storage cupboards, work surface with cupboards above and porcelain tiled floor.

LANDING

with ceiling hatch giving access to the roof space, inset ceiling spotlights, storage cupboard with shelving and a sealed unit double glazed side window.

BEDROOM 1

12'0" x 10'0" (11'9" max) (3.66m x 3.05m (3.58m max))

with a sealed unit double glazed front window, double panel radiator, two wall light points, built-in wardrobes with hanging rail & shelving and wall mounted TV point.

BEDROOM 2

10'5" x 9'8" (11'8" max) (3.18m x 2.95m (3.56m max))

with a sealed unit double glazed rear window, double panel radiator, built-in wardrobe with hanging rail & shelving and laminate floor.

BEDROOM 3

8'2" x 7'8" (2.49m x 2.34m)

having a sealed unit double glazed front window, double panel radiator, laminate floor and built-in wardrobe with shelving

BATHROOM

refitted with a white suite incorporating a bath with glass screen and rainfall shower above, vanity unit with hand basin and cupboards beneath, low flush W.C. with concealed cistern, toilet roll holder, shelving and storage cupboards, sealed unit double glazed windows to the side & rear, inset ceiling spotlights and feature radiator.

GARAGE

21'8" x 9'4" (6.60m x 2.84m)

fitted with an electric roller entrance door, sealed unit double glazed side window, sealed unit double glazed side door, light & power points, inset ceiling spotlights, wall mounted TV point and loft hatch giving access to the boarded roof space. The garage has internal wall & ceiling insulation giving the potential to use as home office

OUTSIDE

The property is set at the head of a cul-de-sac and has a tarmac drive which provides off road parking for several vehicles, bordered lawn, laurel hedges, exterior light points and a gate gives access to the side of the property, which is paved, covered BBQ and Pizza oven with wood store, side doors to bedroom 4/office and bar and a gate gives access to the enclosed rear garden, which has a large decked patio with inset lighting, paved patio, exterior lighting, well stocked bordered lawn, gazebo and shed.



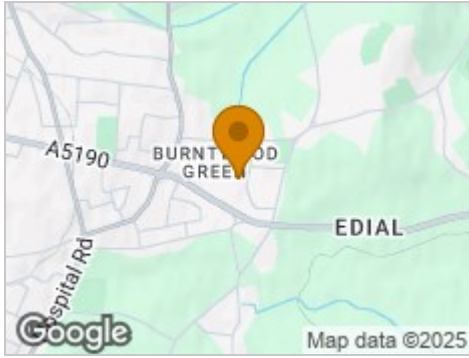
Road Map



Hybrid Map



Terrain Map



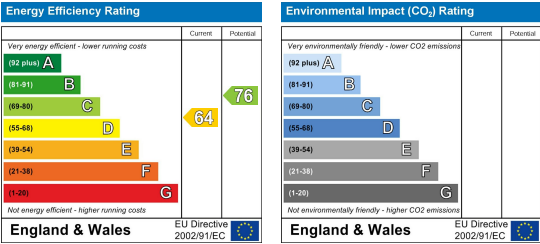
Floor Plan



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.