

# HUNTERS®

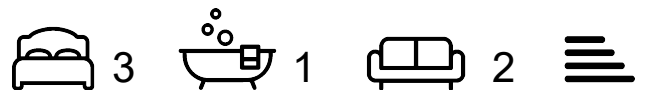
HERE TO GET *you* THERE



## Hunter Avenue

Burntwood, WS7 9AF

Asking Price £230,000



Council Tax: B





- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN WITH OVEN & HOB
- SHOWER ROOM
- DRIVEWAY PARKING TO THE FRONT

- THREE BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- DINING ROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN.



Hunters Burntwood are pleased to offer For Sale this freehold semi detached house, which has the benefit of sealed unit double glazing and gas radiator central heating. The accommodation in brief comprises: entrance hall, lounge, double glazed conservatory, fitted kitchen, dining room, landing, three bedrooms and shower room. Outside there is driveway parking to the front and enclosed rear garden.

### HALL

having a sealed unit double glazed side entrance door with sealed unit double glazed window alongside, storage cupboard, radiator and stairway to the first floor.

### KITCHEN

10'11" x 7'4" (3.33m x 2.24m)

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a 1 & 1/2 bowl sink top and drainer, 4 ring electric hob with cooker hood above, electric oven, space & plumbing for an automatic washing machine, larder unit, ceramic tiled splashbacks, wall mounted Ideal central heating boiler. and sealed unit double glazed front window.

### DINING ROOM

15'6" x 7'4" (4.72m x 2.24m)

with a sealed unit double glazed front bow window, radiator and 2 wall light points.

### LOUNGE

15'2" x 9'11" (4.62m x 3.02m)

having a sealed unit double glazed rear window, sealed unit double glazed rear door, feature fireplace with marble hearth & back and space for an electric fire, radiator and under stairs storage cupboard.

### CONSERVATORY

11'2" x 9'11" (3.40m x 3.02m)

with sealed unit double glazed windows to sides & rear, sealed unit double glazed French doors, radiator, light & power points and laminate floor.

### LANDING

having a storage cupboard with shelving, radiator, and ceiling hatch to the roof space.

### BEDROOM 1

13'2" x 10'2" (4.01m x 3.10m)

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

### BEDROOM 2

10'4" x 8'6" (3.15m x 2.59m)

with a sealed unit double glazed front window, radiator and laminate floor.

### BEDROOM 3

10'4" (7'11" min) x 6'5" (3.15m (2.41m min) x 1.96m)

with a sealed unit double glazed front window and radiator.

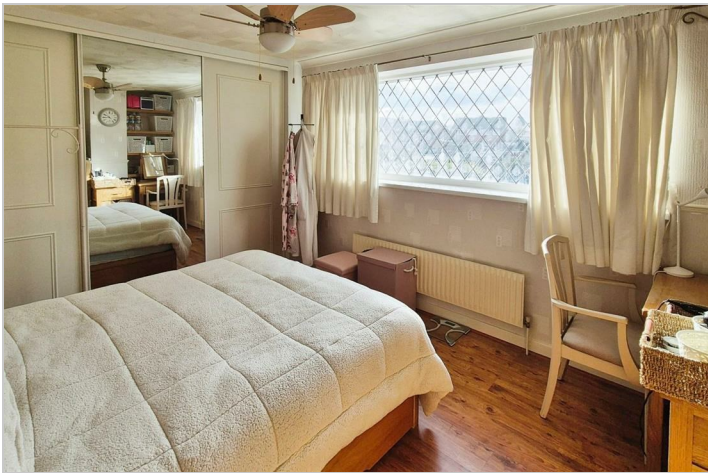
### SHOWER ROOM

fitted with a white suite incorporating a shower cubicle with both rainfall and flexible shower head, vanity unit with inset sink and cupboards beneath, low flush W.C., panelled walls, towel radiator and sealed unit double glazed leaded side window.

### OUTSIDE

The front of the property is a brick paved drive providing parking for two cars. Double gates give access to the wide side path which leads to the side entrance door and and rear gate which gives access to the rear garden which is enclosed by fencing and

wall and has a paved patio, external plug socket, light points, bordered lawn, raised gravel beds and space for a shed.





Road Map



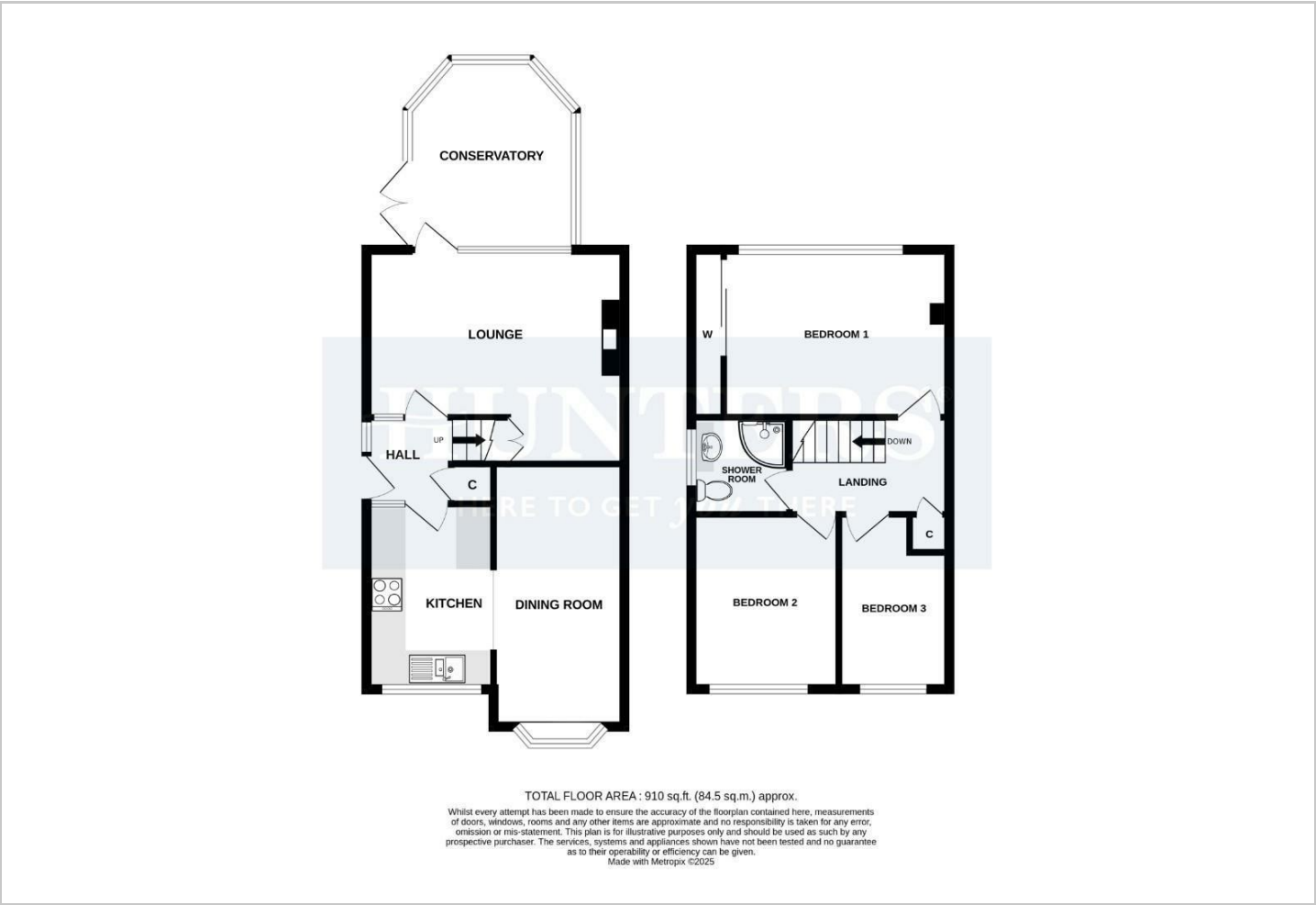
Hybrid Map



Terrain Map



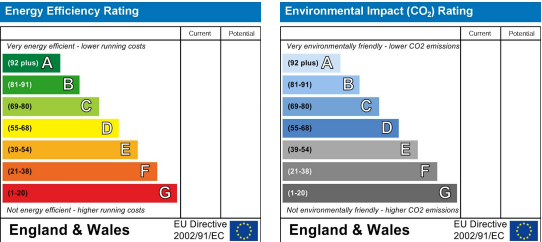
Floor Plan



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.