

# HUNTERS®

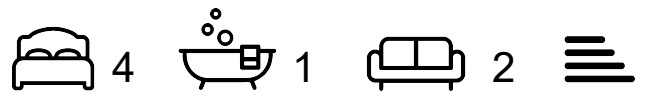
HERE TO GET *you* THERE



## Wordsworth Road

Burntwood, WS7 2HN

£350,000



Council Tax: C





- EXTENDED DETACHED BUNGALOW
- BEDROOM 4/STUDY
- FITTED KITCHEN WITH APPLIANCES
- SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING & GARAGE
- THREE/FOUR BEDROOMS
- LOUNGE WITH FEATURE FIRE PLACE
- DINING AREA
- DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this spacious extended Freehold Detached Bungalow, which is situated in a sought after location and has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, Lounge with feature fireplace, fitted kitchen with appliances, dining area, three/four bedrooms (bedroom 4/study), shower room, garage and gardens to front and rear.

### HALL

having a sealed unit double glazed front entrance door, radiator, storage cupboard, laminate floor and ceiling hatch with retractable ladder to the roof space

### LOUNGE

14'11" x 12'11" (4.55m x 3.94m)

having a sealed unit double glazed rear patio window with sliding door, Living Flame gas fire set within a feature fireplace with marble hearth and back, 4 wall light points, TV aerial point, double panel radiator and laminate floor.

### DINING AREA

10'8" x 6'11" (3.25m x 2.11m)

having half glazed bifold doors to the lounge, radiator and laminate floor.

### KITCHEN

11'0" x 7'2" (3.35m x 2.18m)

fitted with a range of matching base, drawer and wall mounted units, wood grain work surface incorporating the 1 1/2 bowl sinktop & drainer, Zanussi 4 ring induction hob with cooker hood above, fan assisted oven, space for fridge, space for freezer, breakfast bar and windows to side & rear,

### BEDROOM 1

13'11" x 9'8" (4.24m x 2.95m)

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

### BEDROOM 2

10'10" x 8'9" (3.30m x 2.67m)

with a sealed unit double glazed side window and radiator.

### BEDROOM 3

10'11" x 6'8" (3.33m x 2.03m)

having a sealed unit double front window and radiator.

### SHOWER ROOM

fitted with a white suite incorporating a walk in shower with rainfall shower head and flex hose, vanity cupboard with sink above, low flush W.C., ceramic tiled walls, laminate floor, extractor fan and chrome towel radiator.

### REAR HALL

having a sealed unit double glazed side door, laminate floor, storage cupboard, utility cupboard with a sealed unit double glazed side window, light & power points, hot & cold plumbing for an automatic washing machine.

### BEDROOM 4 /STUDY

10'4" x 7'6" (3.15m x 2.29m)

with a sealed unit double glazed rear window and radiator.

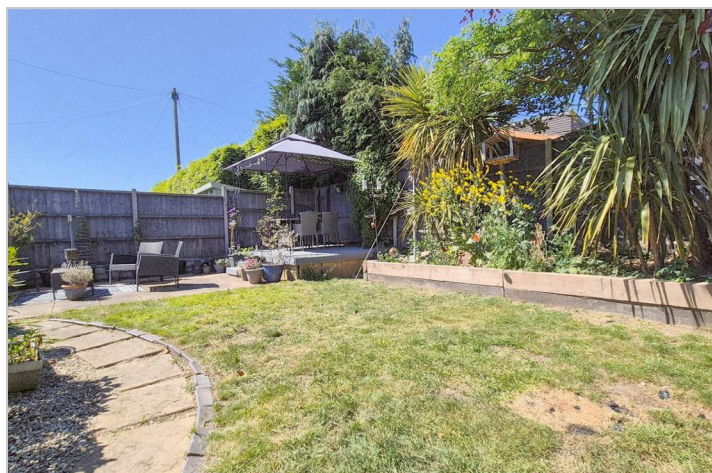
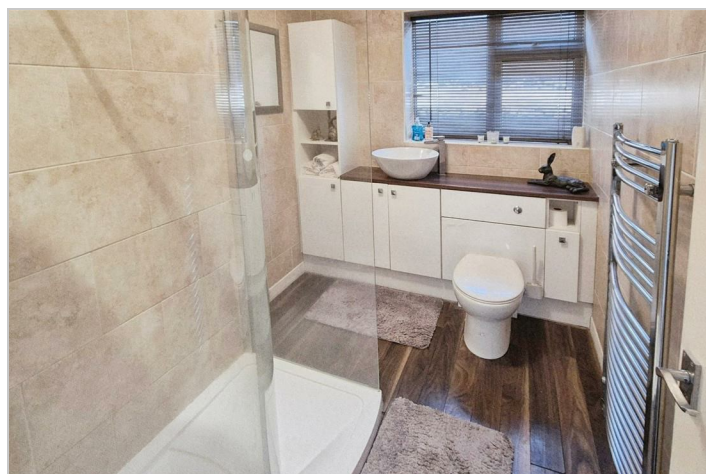
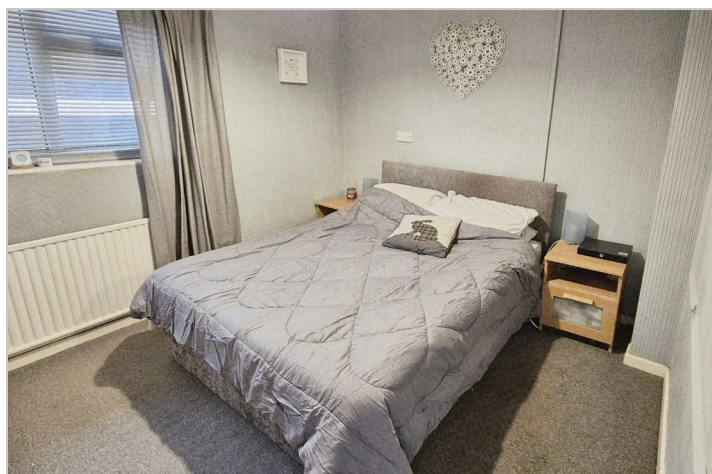
## GARAGE

17'4" x 8'3" (5.28m x 2.51m)

having double entrance doors, side window, side door, light & power points.

## OUTSIDE

to the front of the property is a lawned garden with drive alongside. A path leads to the front entrance, A gate gives access to the side of the property, where a path leads past the side garage and property entrance doors to the rear garden which is enclosed by fencing and has a paved patio area, raised decked patio, lawned garden and raised flower bed





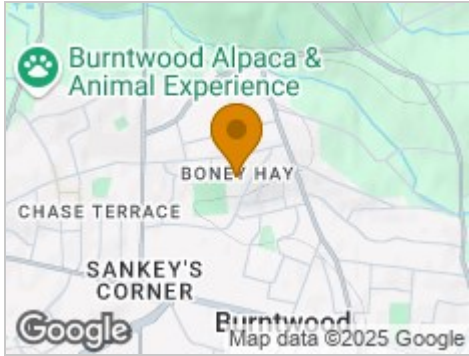
Road Map



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.