

HUNTERS®

HERE TO GET *you* THERE



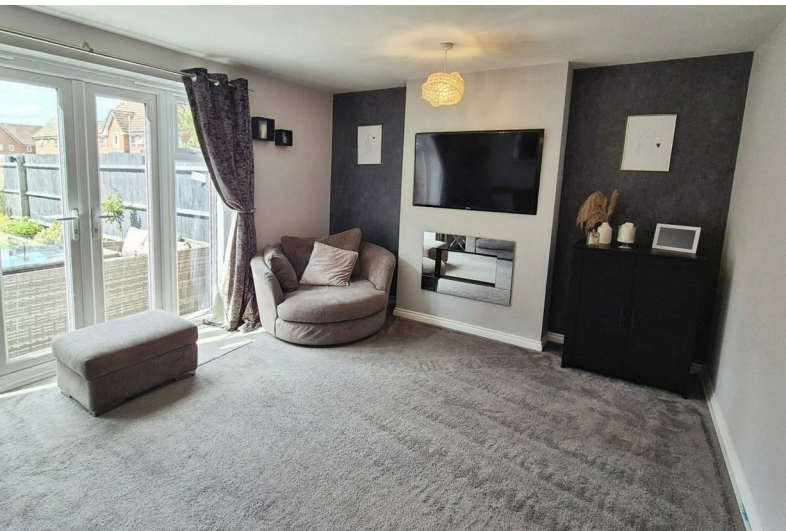
Brazier Close

Burntwood, WS7 3QT

Asking Price £290,000



Council Tax: C



- MODERN SEMI DETACHED HOUSE
- ENSUITE TO BEDROOM 1
- FITTED KITCHEN WITH APPLIANCES
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING

- THREE BEDROOMS
- LOUNGE
- GUEST CLOAKROOM, FAMILY BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are please to offer For Sale this well presented semi detached house which is situated on the edge this popular modern development and has an open aspect to the front. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, guest cloakroom, fitted kitchen with appliances, lounge, landing, three bedrooms, ensuite shower room to bedroom 1 and family bathroom. Outside there is off road parking to the side, garage (currently converted in to a utility & Office) and enclosed rear garden.

HALL

having a sealed unit double glazed front entrance door, double panel radiator, stairway with spindle balustrade to the first floor and understairs storage cupboard.

GUEST CLOAKROOM

fitted with a low flush W.C., pedestal hand basin, tiled splashbacks, inset ceiling spotlights, radiator and extractor fan.

KITCHEN

11'4" x 8'5" (10'0" max) (3.45m x 2.57m (3.05m max))

fitted with a matching range of gloss fronted base, drawer and wall mounted units, extensive work surface incorporating a 1 1/2 bowl sink top with mixer tap, integrated appliances including Zanussi electric oven, 4 ring gas hob with cooker hood above, Electrolux washer dryer and Zanussi dishwasher, cupboard containing the Logic ESP 35 combi boiler, space for a fridge freezer, inset ceiling spotlights and sealed unit double glazed front window.

LOUNGE

15'6" x 12'1" (4.72m x 3.68m)

having sealed unit double glazed French doors with

matching windows either side, chimney breast with inset electric & space for a TV above and a double panel radiator.

LANDING

with ceiling hatch to the roof space and radiator.

BEDROOM 1

9'8" x 9'3" (11'1" max) (2.95m x 2.82m (3.38m max)) having a sealed unit double glazed front window, radiator, built in wardrobes with mirror sliding doors, hanging rail and shelving.

ENSUITE

fitted with a white suite incorporating a shower cubicle with Triton T80 electric shower, pedestal hand basin, low flush W.C., tiled splashbacks, inset ceiling spotlights, extractor fan and chrome towel rail.

BEDROOM 2

10'10" x 8'7" (3.30m x 2.62m)

with a sealed unit double glazed rear window and radiator.

BEDROOM 3

12'2" (10'9"m) x 6'8" (3.71m (3.28mm) x 2.03m)

with a sealed unit double glazed rear window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath, low flush W.C., pedestal hand basin, inset ceiling spotlights, tiled splashbacks extractor fan and chrome towel rail.

GARAGE CONVERSION

10'2" x 9'9" (3.10m x 2.97m)

UTILITY:- 9'9" x 8'2" (2.97m x 2.49m) with a sealed unit double glazed side door, work surface with base unit beneath and wall shelving, laminate floor, inset ceiling spotlights and half glazed door to the:-

OFFICE/STUDY:- 10'2" x 9'9" (3.10m x 2.97m) having a sealed unit double glazed side window, light & power points and a laminate floor.

OUTSIDE

to the front of the property is a gravel areas, path to the front entrance and light point. A drive to the side of the property provides off road parking for several cars and has a gate at the rear giving access to the rear garden which is enclosed by fencing and has a paved patio area, astro turf lawn and raised flower borders.

SERVICE CHARGE

We are advised that the property is is subject to an Estate Service Charge Contribution payment.

The current years payment from 1st January 2025 to 31st December 2025 is £182.90. This is reviewed each year.



Road Map



Hybrid Map



Terrain Map



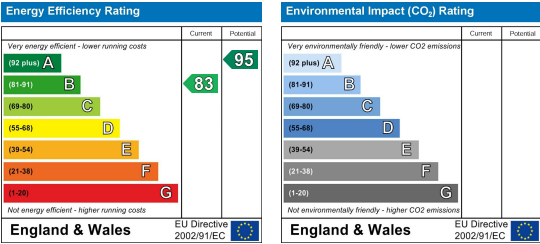
Floor Plan



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.