

HUNTERS®

HERE TO GET *you* THERE



Boney Hay Road

Burntwood, WS7 9AL

£195,000



Council Tax: B



- END TERRACED HOUSE
- LOUNGE/DINER
- BATHROOM
- SEALED UNIT DOUBLE GLAZING
- CARPORT WITH ADDITIONAL PARKING SPACE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH OVEN & HOB
- GAS RADIATOR CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this freehold end terraced house which benefits from sealed unit double glazing & gas radiator central heating and in brief comprises; hall, fitted kitchen, lounge/diner, landing, two bedrooms, family bathroom, two allocated parking spaces, carport providing additional parking space and enclosed rear garden.

HALL

having a front entrance door with sealed unit double glazed inset, double panel radiator, slate tiled floor and stairway to the first floor.

KITCHEN

9'10" x 6'0" (3.00 x 1.83)

fitted with a range of matching base, drawer & wall mounted units, round edge work surfaces incorporating a 1 1/2 bowl stainless steel sinktop, 4 ring gas hob with cooker hood above, electric fan assist oven, integrated fridge, space & plumbing for a dishwasher, ceramic tiled splashbacks, ceramic tiled floor, wall mounted Worcester combi boiler, radiator and sealed unit double glazed front window.

LOUNGE

16'8" (12'1" min) x 12'3" (5.08 (3.68 min) x 3.73)

having a sealed unit double glazed rear door with adjoining window, additional sealed unit double glazed rear window, two double panel radiators, TV aerial point and under stairs storage cupboard with lights & power points.

LANDING

having a spindle balustrade, radiator and ceiling hatch with retractable ladder giving access to the part boarded roof space.

BEDROOM 1

12'3" x 11'0" (8'11" min) (3.73 x 3.35 (2.72 min))

having a sealed unit double glazed rear window, TV point, telephone point and radiator.

BEDROOM 2

12'3" x 7'10" max (3.73 x 2.39 max)

with a sealed unit double glazed front window telephone point, TV aerial point, radiator, laminate floor and wardrobe with hanging rail.

BATHROOM

fitted with a white suite incorporating a spa bath with wooden side panel & Triton T80 shower and screen above, vanity unit with inset hand basin with cupboard beneath, low flush W.C., chrome towel radiator, extractor fan, ceramic tiled splash backs and tiled floor.

OUTSIDE

To the front of the property there are two allocated parking spaces, front garden enclosed by wall, path to front entrance, outside storage cupboard with space & plumbing for an automatic washing machine. To the rear of the property are double gates giving access to the carport with space for additional parking and light & power points and access to the rear garden which is enclosed by fencing and has slate paved patio areas, lawned garden, raised beds, cold water tap and security light.



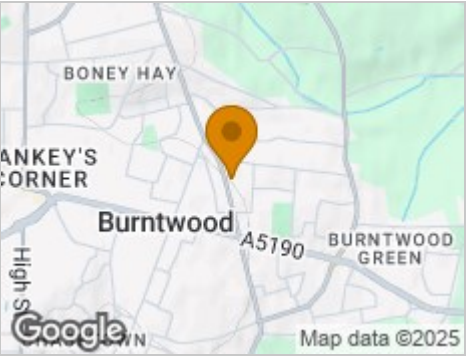
Road Map



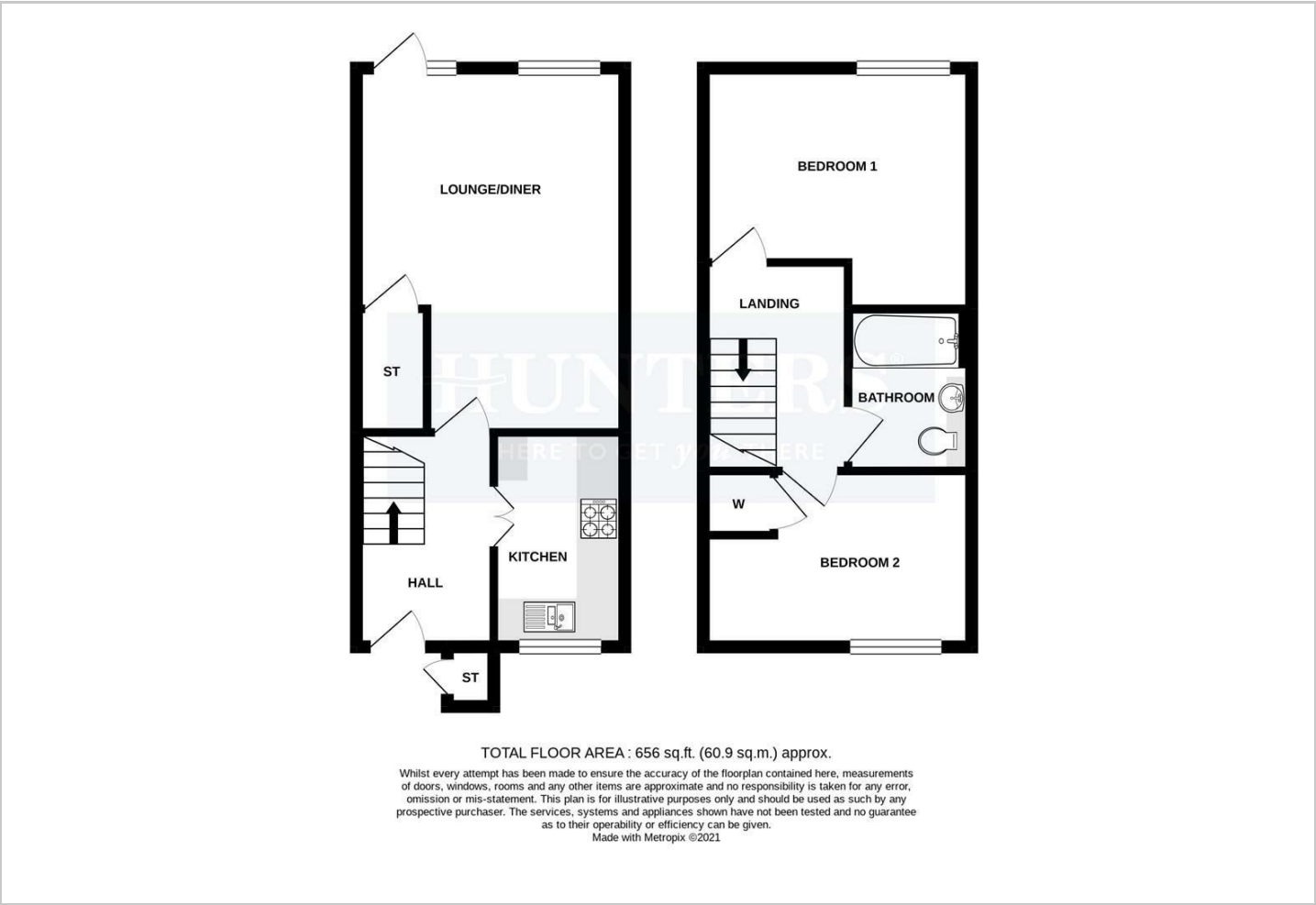
Hybrid Map



Terrain Map



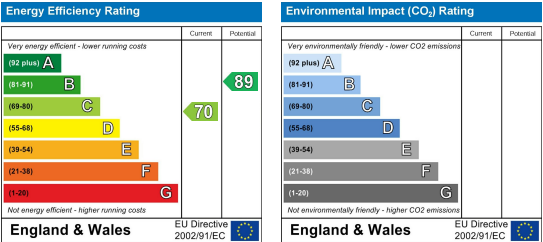
Floor Plan



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.