

HUNTERS®

HERE TO GET *you* THERE



Avon Road

Burntwood, WS7 4UD

£200,000



Council Tax: A



- **THREE BEDROOM TERRACED HOUSE**
- **GUEST CLOAKROOM**
- **GAS RADIATOR CENTRAL HEATING**
- **OFF ROAD PARKING TO FRONT**
- **ENCLOSED REAR GARDEN**
- **LOUNGE, KITCHEN**
- **FAMILY BATHROOM**
- **SEALED UNIT DOUBLE GLAZING**
- **GARAGE (situated in a nearby block)**
- **FREEHOLD**



Hunters Burntwood are pleased to offer For Sale this terraced house which has the benefit of sealed unit double glazing & gas radiator central heating and in brief comprises; porch, hall, guest cloakroom, kitchen, lounge with feature fireplace, landing, three bedrooms, family bathroom, enclosed rear garden, driveway parking and single garage situated in a nearby block.

PORCH

having a panel front door, sealed unit double glazed front & side windows meter cupboards and tiled floor.

HALL

with a wooden multi paned front entrance door, radiator and storage cupboard with shelf.

GUEST CLOAKROOM

fitted with a low flush W.C., hand basin with tiled splashbacks and front window.

KITCHEN

9'11" x 8'6" (3.02 x 2.59)
fitted with matching base, drawer & wall mounted units, round edge work surfaces incorporating a stainless steel sink top with drainer, 4 ring gas hob, electric oven, tiled splash backs, space & plumbing for an automatic washing machine, space for a fridge freezer and sealed unit double glazed front bow window.

LOUNGE

14'9" x 12'0" (13'11" max) (4.50 x 3.66 (4.24 max))
having a sealed unit double glazed rear window, sealed unit double glazed rear patio window with sliding door, two wall light points, radiator, TV aerial cable, laminate floor and stairway to the first floor.

LANDING

with a ceiling hatch to the roof space and storage

cupboard containing HeatLine combination boiler & shelving.

BEDROOM 1

12'0" x 8'10" (3.66 x 2.69)
having a sealed unit double glazed rear window, radiator and TV aerial cable.

BEDROOM 2

9'11" x 8'10" (3.02 x 2.69)
having a sealed unit double glazed front window, radiator and laminate floor

BEDROOM 3

7'2" x 5'8" (2.18 x 1.73)
with a sealed unit double glazed rear window, radiator and laminate floor.

BATHROOM

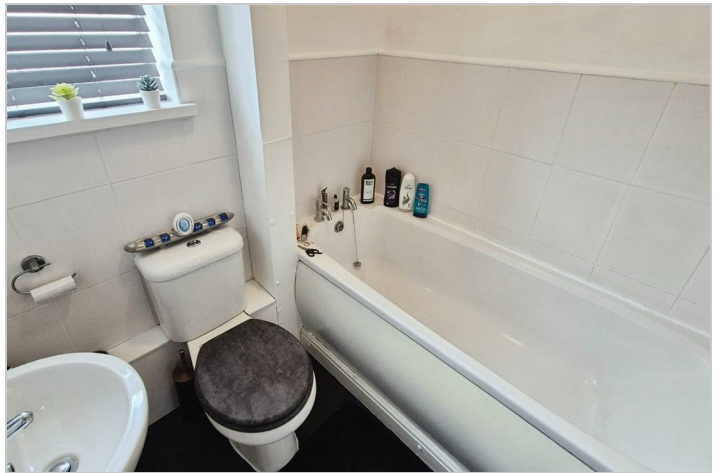
fitted with a white suite incorporating a panel bath with Triton electric shower above, low level W.C., pedestal hand basin, radiator, 1/2 height tiled walls and sealed unit double glazed front window.

GARAGE

single garage situated in a block at the end of Avon Road.

OUTSIDE

To the front of the property is a paved drive and cold water tap. To the rear of the property is an enclosed garden with paved patio area and bordered lawn.



Road Map



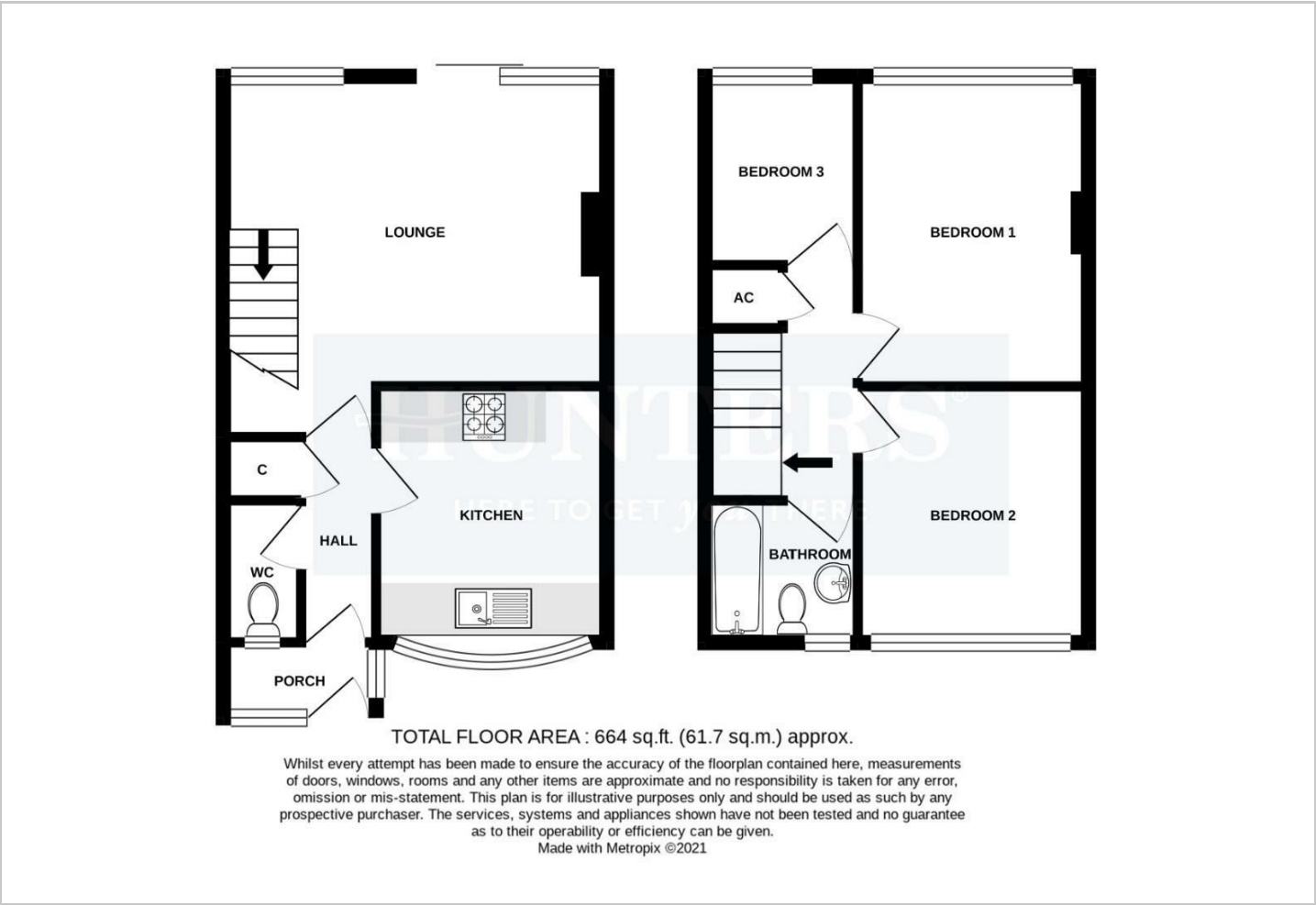
Hybrid Map



Terrain Map



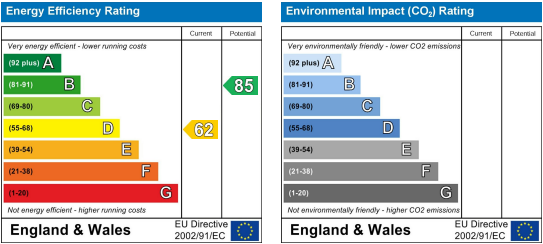
Floor Plan



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.