

HUNTERS[®]

HERE TO GET *you* THERE



Lingfield Drive

Great Wyrley, Walsall, WS6 6LS

£230,000



Council Tax: C



- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE
- GARDEN ROOM
- SEALED UNIT DOUBLE GLAZING
- GARAGE, DRIVEWAY PARKING
- THREE BEDROOMS
- KITCHEN/DINER
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Freehold Semi Detached House which is available with no upward chain. The property is situated in a sought after area within close proximity to local shops and amenities and has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises, hall, lounge, kitchen diner, garden room, landing, three bedrooms & bathroom. Outside the property has a front garden with driveway parking, garage and enclosed rear garden.

HALL

having a sealed unit double glazed side entrance door and stairway to the first floor.

LOUNGE

15'11" x 10'6" (11'3" max) (4.85m x 3.20m (3.43m max))

with a sealed unit double glazed square bay window, double panel radiator, cupboard containing the gas meter, TV aerial point and Telephone point.

KITCHEN/DINER

15'10" x 9'10" (4.83m x 3.00m)

fitted with a range of matching base, drawer and wall mounted units, extensive work surface incorporating a stainless steel sink top, tiled splashbacks, space for a gas cooker with cooker hood above, space and plumbing for an automatic washing machine, display shelving, radiator, extractor fan, ceramic tiled floor, under stairs storage cupboard with light point and shelving, sealed unit double glazed patio window with sliding door and sealed unit double glazed rear window.

GARDEN ROOM

15'6" x 5'3" (3'3" min) (4.72m x 1.60m (0.99m min))

having sealed unit double glazed windows and sealed unit double glazed rear door, ceramic tiled floor, light & power points, cold water tap, and door to the garage.

LANDING

having the ceiling hatch to the roof space and airing cupboard containing the pre-coated hot water cylinder and shelving.

BEDROOM 1

10'1" x 9'4" (3.07m x 2.84m)

fitted with a sealed unit double glazed rear window, radiator, built in wardrobe with hanging rail and shelving and storage lockers above.

BEDROOM 2

11'9"(into bay) x 8'5" (3.58m(into bay) x 2.57m)

having a sealed unit double glazed front bay window, radiator, double built-in wardrobes with hanging rail, shelving and storage lockers above.

BEDROOM 3

8'3" x 7'3" (2.51m x 2.21m)

having a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath with Mira Go electric shower & screen above, pedestal hand basin, low flush W.C., ceramic tiled walls, radiator and sealed unit double glazed rear window.

GARAGE

17'7" x 7'8" (5.36m x 2.34m)

having double opening doors, light & power points, sealed unit double glazed rear window and Logic Heat 12 gas central heating boiler.

OUTSIDE

To the front of the property is a lawned garden with tarmac drive alongside. To the rear of the property is an enclosed rear garden with paved patio, external light point, lawned garden and gravel area to the rear.



Road Map



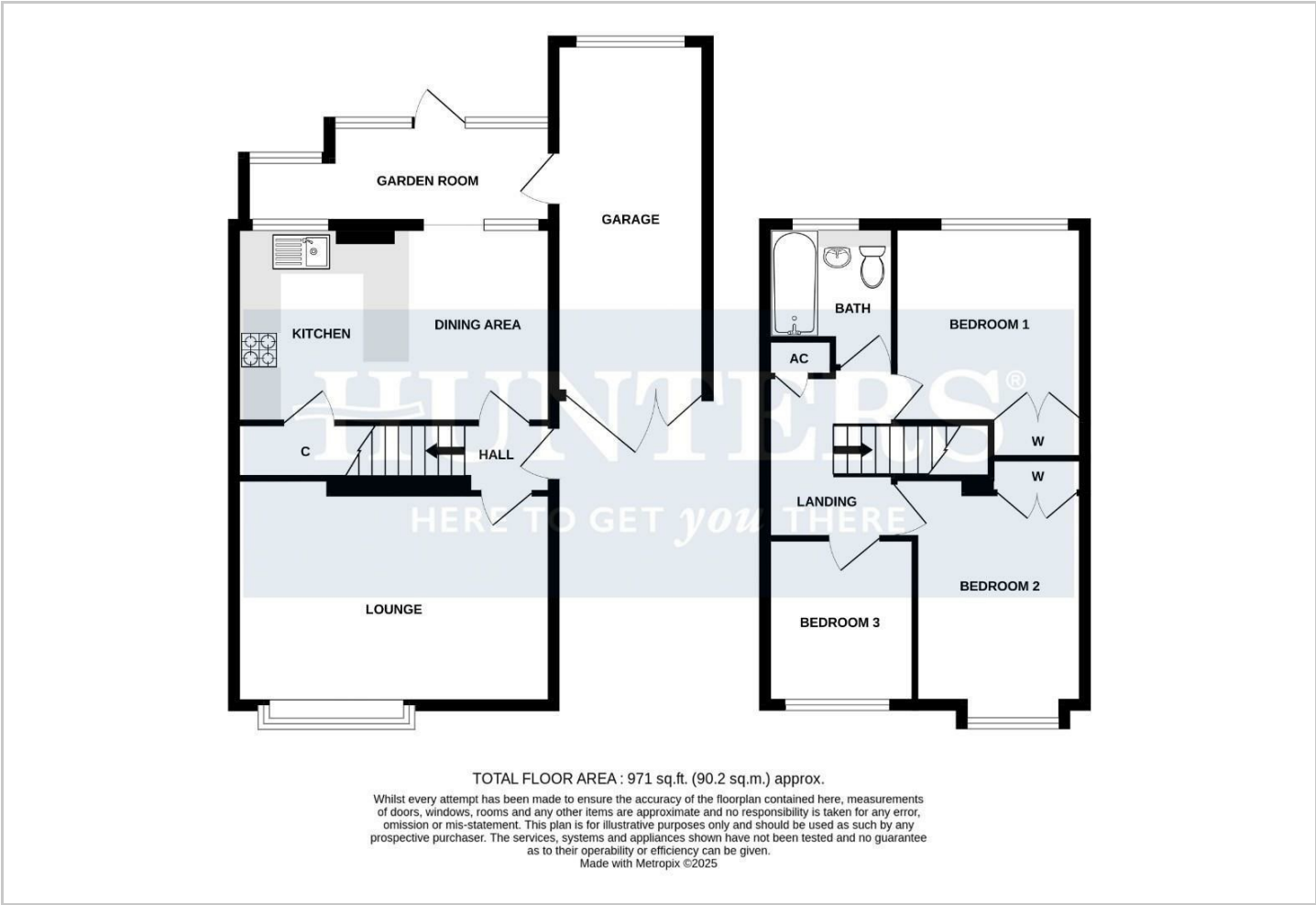
Hybrid Map



Terrain Map



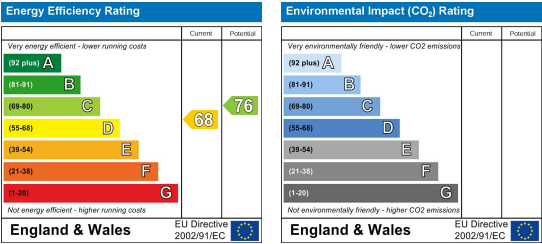
Floor Plan



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.