



Brackenhill Road, Burntwood, WS7 2HY

WELL PRESENTED EXTENDED DETACHED HOUSE | FOUR BEDROOMS | LOUNGE WITH FEATURE FIREPLACE | REFITTED KITCHEN WITH GRANITE WORKSURFACES | DINING ROOM | SITTING AREA | UTILITY | GUEST CLOAKROOM | FAMILY BATHROOM | GAS RADIATOR CENTRAL HEATING | SEALED UNIT DOUBLE GLAZING THROUGHOUT | GARAGE/STORE | GOOD SIZE FRONT GARDEN PROVIDING PARKING FOR SEVERAL CARS | ENCLOSED REAR GARDEN

Offers in region of: £313,000

HUNTERS®
HERE TO GET *you* THERE

Brackenhill Road, Burntwood, WS7 2HY

Hunters Burntwood are pleased to offer For Sale this Well Presented Extended Freehold Detached house which 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 granite work surfaces, dining room, sitting room, utility room, guest cloakroom, landing, four bedrooms, family bathroom, garage/store, front garden with driveway parking for several cars and an enclosed rear garden.

DIRECTIONS

From Hunters Burntwood office, travel along Bridge Cross Road until reaching the second set of traffic lights, take a left at the traffic lights into Morley Road, continue to the end of Morley Road and turn left onto Ogley Hay Road, take the second left into Slade Avenue, then take the first right into Brackenhill Road and the property is situated towards the top of Brackenhill Road on the right hand side.

ENTRANCE HALL

having a sealed unit double glazed front entrance door, double panel radiator, laminate floor and a stairway to the first floor.

LOUNGE

3.96m (13' 0") x 3.68m (12' 1")

having a sealed unit double glazed front window, double panel radiator, TV aerial point, feature fireplace with living flame gas fire and telephone point.



KITCHEN

3.73m (12' 3") x 2.64m (8' 8")

refitted with matching range of white gloss fronted base drawer & wall mounted units, granite work surfaces incorporating a 1 & 1/2 bowl sinktop & a granite drainer, range cooker with cooker hood above, dishwasher, inset ceiling spotlights, radiator and a sealed unit double glazed rear window.



ADDITIONAL KITCHEN AREA

2.26m (7' 5") x 2.16m (7' 1")

having a sealed unit double glazed rear window, a sealed unit double glazed rear door, space for a fridge, space for a freezer, radiator and inset ceiling spotlights.

DINING ROOM

3.05m (10' 0") x 2.92m (9' 7")

having a double panel radiator.



SITTING AREA

3.18m (10' 5") x 2.77m (9' 1")

having a sealed unit double glazed rear window, double panel radiator, wall mounted gas fire and TV aerial point.



UTILITY ROOM

having a granite work surface, wall mounted units, inset ceiling spotlights, radiator, space & plumbing for an automatic washing machine and space for a tumble dryer.

GUEST CLOAKROOM

fitted with a white low level W.C., hand basin with cupboard beneath, ceramic tiled splash backs, inset ceiling spotlights, radiator, sealed unit double glazed side window and cupboard containing the Worcester Combination Gas Boiler.



LANDING

having a ceiling hatch to the roof space and two storage cupboards.

BEDROOM 1

3.96m (13' 0") x 3.02m (9' 11")

having a sealed unit double glazed front window and double panel radiator.



BEDROOM 2

3.43m (11' 3") x 3.07m (10' 1")

having a sealed unit double glazed rear window and double panel radiator.



BEDROOM 3

5.28m (17' 4") x 2.26m (7' 5")

having sealed unit double glazed windows to front & rear, double panel radiator and a ceiling hatch to the roof space.



BEDROOM 4

2.57m (8' 5") x 2.39m (7' 10")

having a sealed unit double glazed front window, double panel radiator and a phone point.



BATHROOM

2.13m (7' 0") x 1.70m (5' 7")

fitted with a white suite incorporating a bath with mains shower & screen, hand basin with cupboard beneath, low level W.C., inset ceiling spotlights, ceramic tiled floor, chrome towel radiator, extractor fan, ceramic tiling to most walls and a sealed unit double glazed rear window.

**GARAGE/STORE**

2.44m (8' 0") x 2.29m (7' 6")

having a double entrance door and light & power points.

OUTSIDE

To the front, the property has a long brick paved drive providing space for several cars to park, bordered lawn, access to the front entrance, light point and is enclosed by conifer hedge. A wooden side gate provides access to the enclosed rear garden which has a paved patio area with cold water tap, light point and steps down to a good size lawned garden with shed with power.

**OPENING HOURS**

Monday - 9am - 5.30pm

Tuesday - 9am - 5.30pm

Wednesday - 9am - 5.30pm

Thursday - 9am - 5.30pm

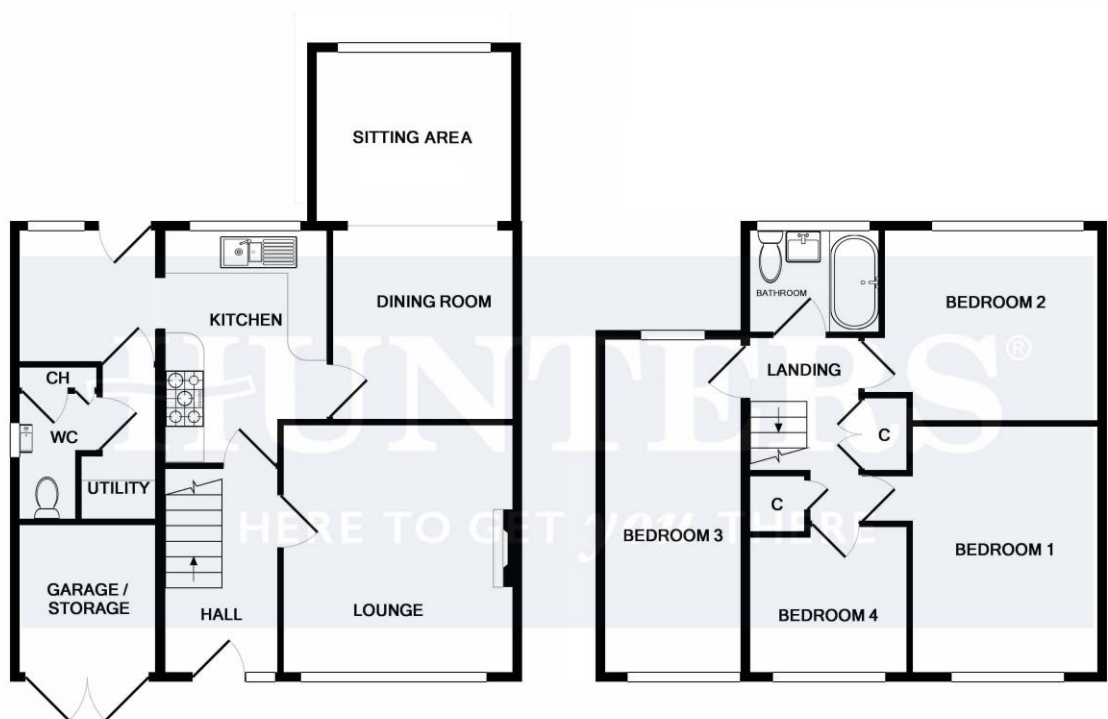
Friday - 9am - 5.30pm

Saturday 9.30am - 2pm

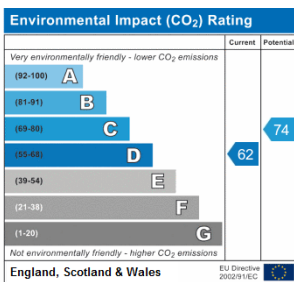
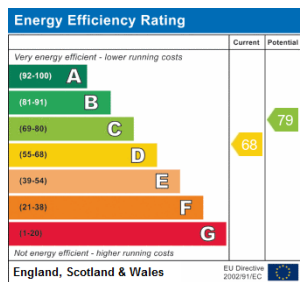
Sunday - Closed

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

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.

