

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lebanon Grove

Burntwood, WS7 2BE

£230,000



Council Tax: B



- SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE FIREPLACE
- FITTED KITCHEN WITH APPLIANCES
- GAS RADIATOR CENTRAL HEATING
- FRONT GARDEN, DRIVEWAY PARKING

- THREE BEDROOMS
- SEPARATE DINING ROOM
- SHOWER ROOM
- DOUBLE GLAZING, ALARM SYSTEM
- GARAGE, REAR GARDEN



### HALL

having a sealed unit double glazed entrance door with sealed unit double glazed window alongside, Myson Hi-Line wall mounted electric heater and stairway to the first floor,

### LOUNGE

17'2" x 10'10" (5.23m x 3.30m) with sealed unit double glazed windows to front and side, double panel radiator, Living Flame gas fire with wall mounted controls set within a feature fireplace with marble hearth & back, 5 wall light points, TV aerial point, telephone point and double doors to the:-

### DINING ROOM

13'2" (10'0" min) x 8'1" (4.01m (3.05m min) x 2.46m) with sealed unit double glazed patio window with sliding door, radiator 4 wall light points and understairs storage cupboard.

### KITCHEN

8'7" x 8'4" (2.62m x 2.54m) fitted with a range of matching range of base, drawer and wall mounted units, larder unit, Corian work surfaces with inset sink, drainer & mixer tap, integrated appliances incorporating a Neff induction hob with cooker hood above, Neff convector oven & microwave, Neff dishwasher, Hotpoint washer dryer, Neff fridge/freezer, tiled splashbacks, pantry with shelving, inset ceiling spotlights, sealed unit double glazed rear window and sealed unit double glazed side door.

### LANDING

with airing cupboard containing the Worcester central heating combi boiler, radiator, ceiling hatch to the roof space and inset ceiling spotlights..

### BEDROOM 1

10'7" x 9'8" (11'2" max) (3.23m x 2.95m (3.40m max))

having sealed unit double glazed windows to front & side, radiator, inset ceiling spotlights, built-in wardrobe with hanging rail & shelving

### BEDROOM 2

10'7" x 10'4" (3.23m x 3.15m)

with a sealed unit double glazed rear window, radiator, telephone point, inset spotlights, built in wardrobe with hanging rail and shelving

### BEDROOM 3

8'3" x 6'4" (2.51m x 1.93m)

with a sealed unit double glazed front window, radiator and ceiling spotlights.

### SHOWER ROOM

fitted with a corner shower cubicle with mains shower, pedestal hand basin, low flush W.C., full ceramic wall tiling, shaver socket, chrome towel radiator, inset spotlights, extractor fan and sealed unit double glazed rear window.

### GARAGE

21'8" x 9'0" (6.60m x 2.74m)

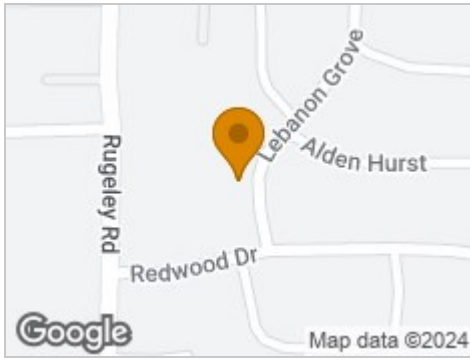
having an up & over entrance door, sealed unit double glazed windows to side & rear and side door.

### OUTSIDE

To the front of the property is a lawn garden with drive alongside. The drive continues to the side entrance door and on to the garage at the rear. The rear garden is enclosed by fencing and has a paved patio, cold water tap, power point, security light and raised gravelled garden with mature plants & shrubs.



## Road Map



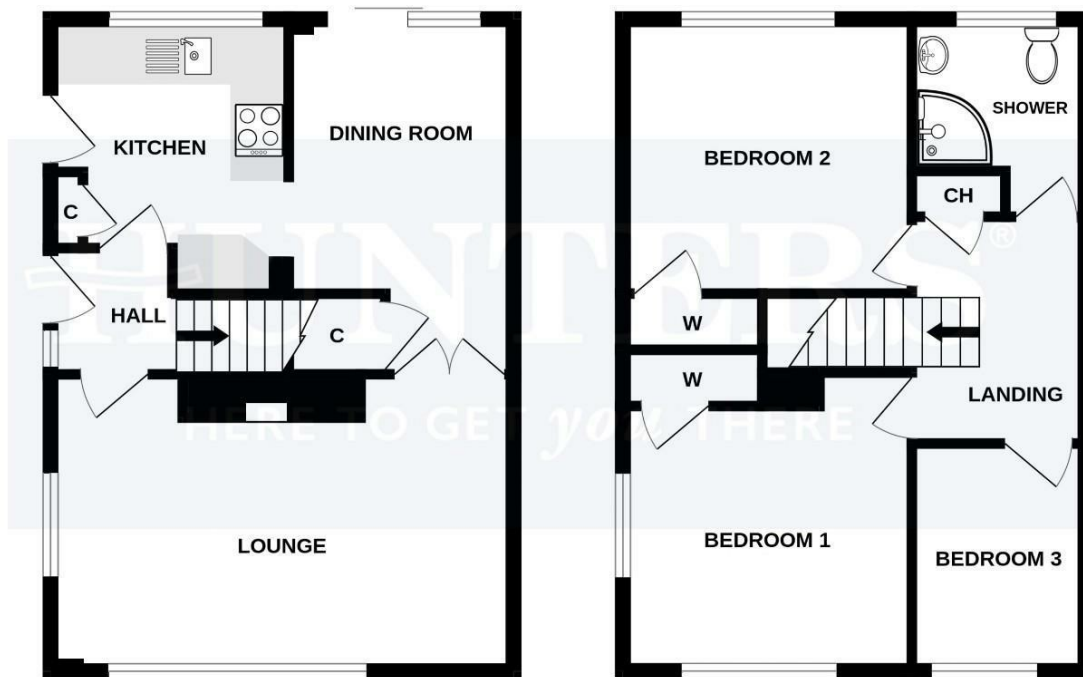
## Hybrid Map



## Terrain Map



## Floor Plan



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.

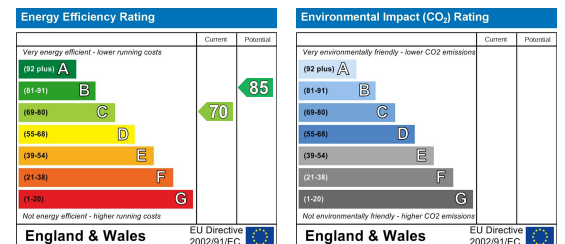
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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.