

# HUNTERS®

HERE TO GET *you* THERE



## Whitehorse Road

Brownhills, WS8 7PG

£230,000



Council Tax: B





- SEMI DETACHED HOUSE
- THREE BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- SHOWER ROOM
- SEALED UNIT DOUBLE GLAZING
- IN NEED OF SOME IMPROVEMENT
- LOUNGE, SEPARATE DINING ROOM
- EXTENDED KITCHEN
- GAS RADIATOR CENTRAL HEATING
- GARAGE, DRIVEWAY PARKING, ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer for sale this traditional semi detached house which is in need of some improvement. The property which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: porch, hall, dining room, lounge, conservatory, extended kitchen, landing, three bedrooms, shower room and garage. Outside is a front garden with driveway parking and enclosed rear garden.

**NO UPWARD CHAIN**

#### PORCH

with full height sealed unit double glazed front window with matching sliding door and light point.

#### HALL

having a sealed unit double glazed front entrance door, double panel radiator, cupboard containing the electric meter & fuse board, telephone point and stairway leading to the first floor.

#### DINING ROOM

11'1" x 10'11" (3.38m x 3.33m)

having a sealed unit double glazed rear patio window with sliding door to the conservatory, coal effect electric fire set within a feature wooden fire surround with marble heart & back, two wall light points, double panel radiator and double door to the:

#### LOUNGE

12'8" (into bay) x 11'0" (3.86m (into bay) x 3.35m)

having a sealed unit double glazed front bay window, coal effect electric fire set within a marble fireplace, two wall light points and double panel radiator.

#### CONSERVATORY

9'1" x 8'4" (2.77m x 2.54m)

with sealed unit double glazed windows to sides and rear, sealed unit double glazed french doors, power points and laminate floor.

#### EXTENDED KITCHEN

14'0" x 8'2" max (4.27m x 2.49m max)

fitted with a range of base, drawer and wall mounted units, corner display shelving, work surfaces with inset One & a half bowl sink top & drainer, space for an electric oven, space & plumbing for an automatic washing machine, ceramic tiled splash backs, two sealed unit double glazed rear windows and sealed unit double glazed rear door.

#### LANDING

with sealed unit double glazed side window and ceiling hatch with retractable ladder giving access to the part boarded roof space with light point.

#### BEDROOM 1

13'3" x 9'11" (4.04m x 3.02m)

having a sealed unit double glazed front bay window, radiator and storage cupboard with shelving.

#### BEDROOM 2

11'1" x 10'11" (3.38m x 3.33m!)

with a sealed unit double glazed rear window and radiator.

#### BEDROOM 3

8'1" x 7'0" (2.46m x 2.13m)

having a sealed unit double glazed front window, radiator and wall mounted Worcester gas combination boiler

## SHOWER ROOM

fitted with a white suite incorporating a walk in double shower cubicle with mains rainfall shower & flexi hose, hand basin with cupboard beneath, low flush w.c, storage cupboard, ceramic tiled splash backs, ceramic tiled floor, chrome towel radiator and sealed unit double glazed rear window.

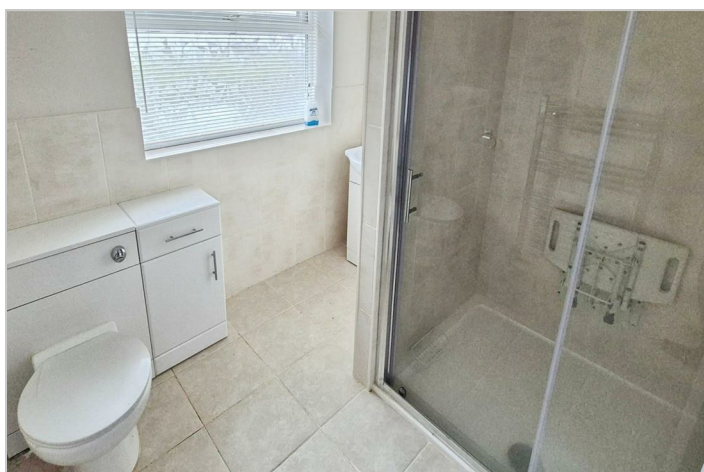
## GARAGE

16'5" x 7'6" (5.00m x 2.29m)

with electric up & over entrance door, light point, under stairs storage cupboard and door to the kitchen.

## OUTSIDE

The property is set back from the road behind a small brick wall & shrubs and has a brick paved drive providing access to the garage and front entrance. To the rear the garden is enclosed by fencing and is mainly paved with an external cold water tap.



Road Map



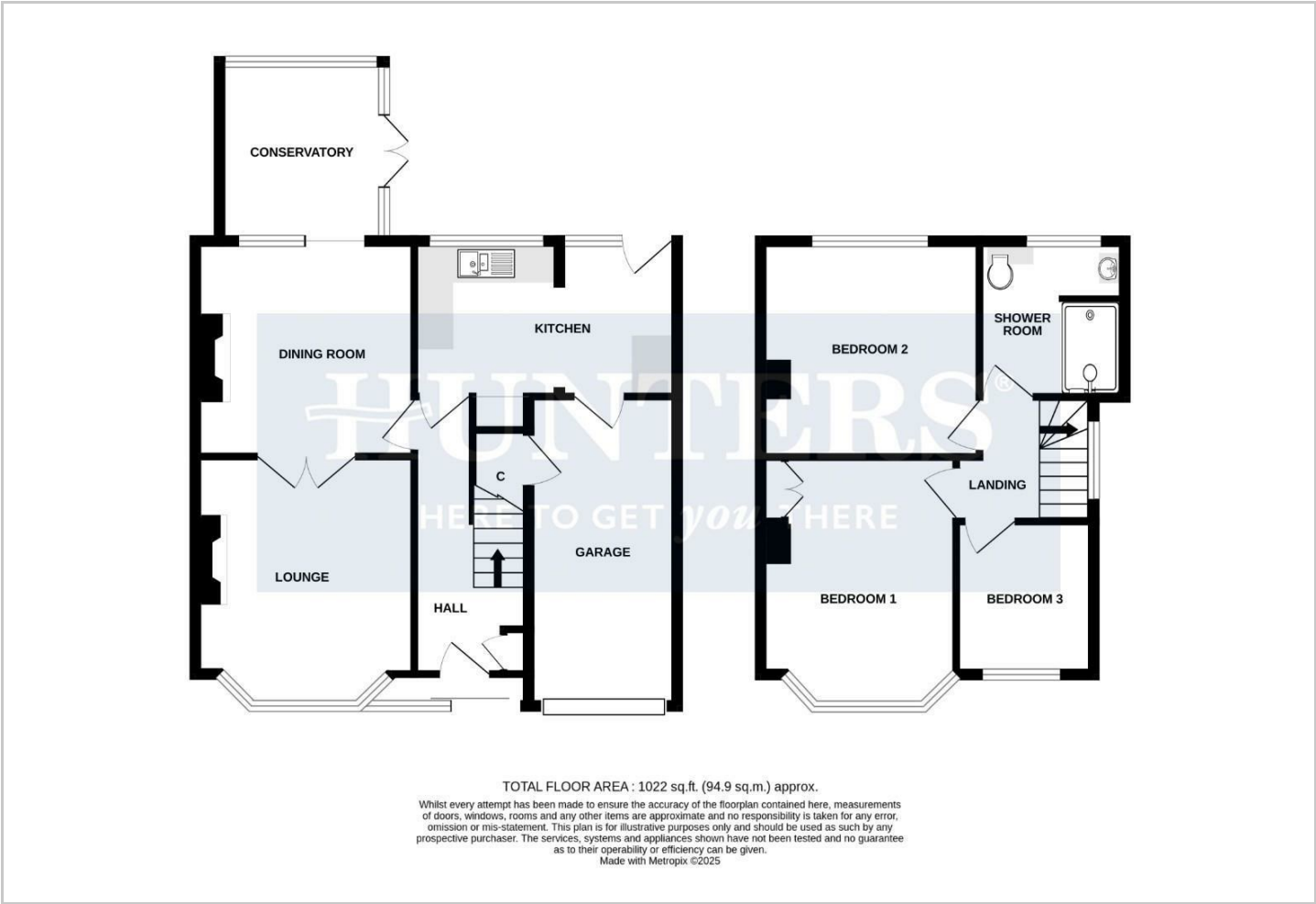
Hybrid Map



Terrain Map



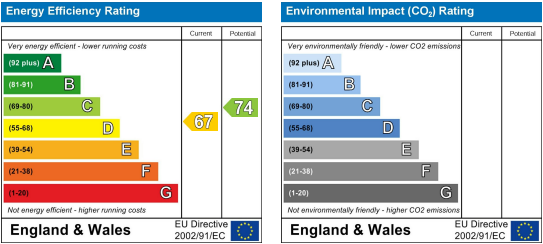
Floor Plan



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.