

HUNTERS[®]

HERE TO GET *you* THERE



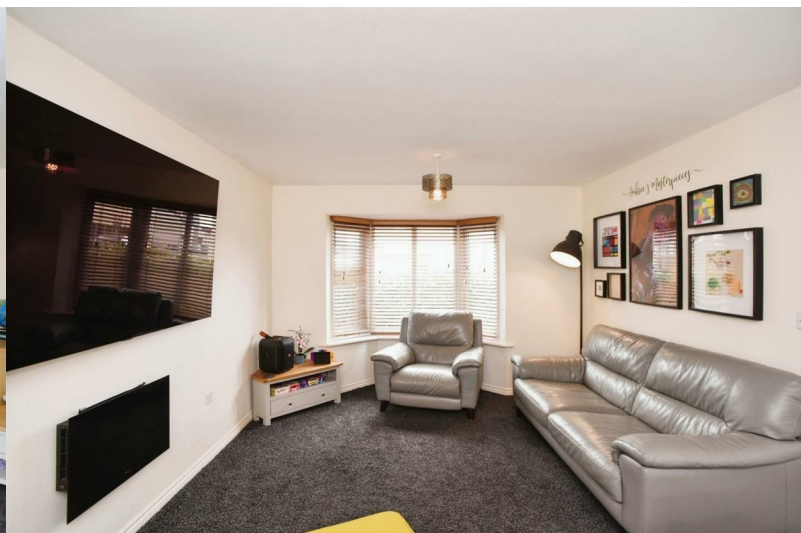
Holly Grove Lane

Burntwood, WS7 1LU

£265,000



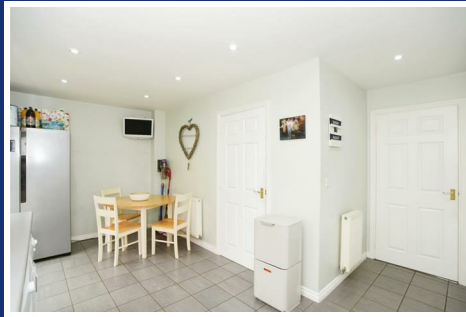
Council Tax: D



Cloverdown Holly Grove Lane

Burntwood, WS7 1LU

£265,000



Entrance Hall

accessed via a wood front entrance door and having a ceiling light point, radiator, wood effect laminate flooring and stairs to the first floor accommodation

WC

having a pedestal hand wash basin with tiled splash back and a close-coupled WC. Ceiling light point, radiator, wood effect laminate flooring and a UPVC double-glazed window to the side aspect

Living Room

having a wall mounted electric fire. Two ceiling light points, two radiators, UPVC double-glazed bay window to the front aspect and a door leading into the

Dining Kitchen

a range of wall and base units with roll top work surfaces and a stainless steel sink with drainer and mixer tap. Integrated appliances include; Electric Oven, gas hob with extractor hood and a washing machine. Further appliance space for a dishwasher, fridge-freezer and tumble drier. Inset ceiling spotlights, cupboard housing the central heating boiler, part tiling to walls, two radiators, useful under stairs storage cupboard, tiled floor, UPVC double-glazed windows to the rear and side aspects and UPVC double-glazed French doors giving access to the rear garden

First Floor Landing

having an airing cupboard housing the hot water cylinder. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

Bedroom One

having a range of fitted wardrobes providing hanging and storage space. Ceiling light point, radiator, UPVC double-glazed bay window to the front aspect and a door giving access to the

En-suite

having a fully tiled cubicle with a mains shower fitment, pedestal hand wash basin with tiled splash back and a close-coupled WC. Ceiling light point, extractor fan and wood effect laminate flooring

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

again with a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

comprising of a panelled bath, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, wood effect laminate flooring and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road behind the pedestrian pathway and has a walled boundary with established hedge and a pathway to the front entrance door. There is pebbled area with a shed and access to the rear of the property via the timber pedestrian gate.

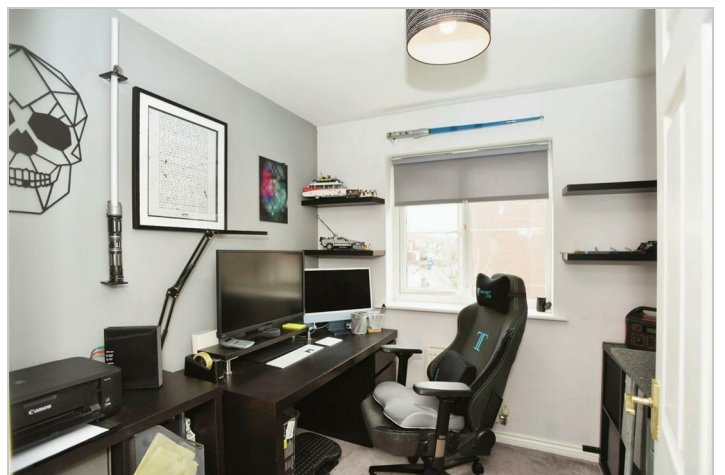
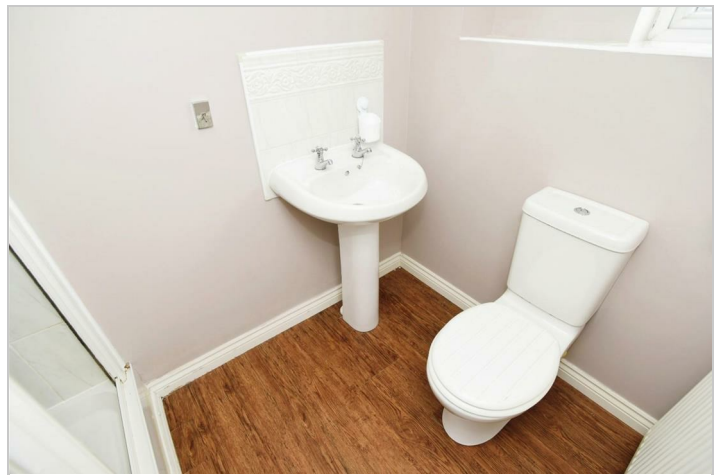
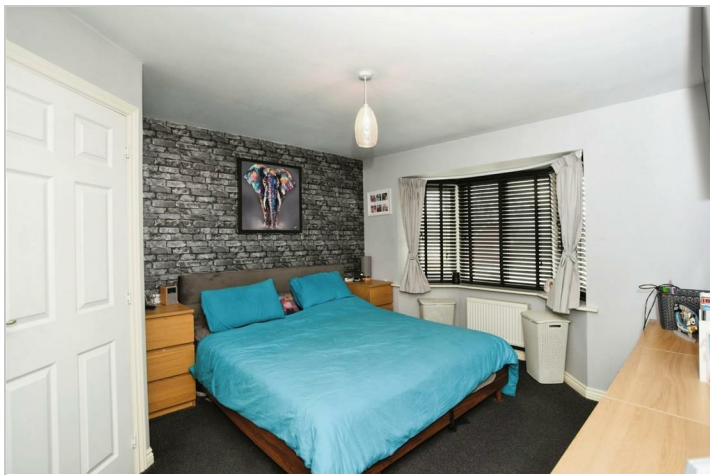
the enclosed rear garden has a lawn, decked seating area and a paved pathway to access the

Tel: 01543 419000

front of the property and a timber pedestrian gate giving access to the allocated parking and SINGLE GARAGE. The parking is accessed from a shared tarmacadam driveway. There is also a useful outside water tap

AGENTS NOTE

we are advised by the seller that there is an estates management charge for the maintenance of the communal parking area which is around £150.000 per annum



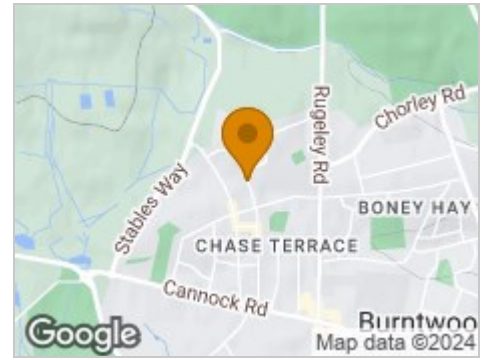
Road Map



Hybrid Map



Terrain Map



Floor Plan



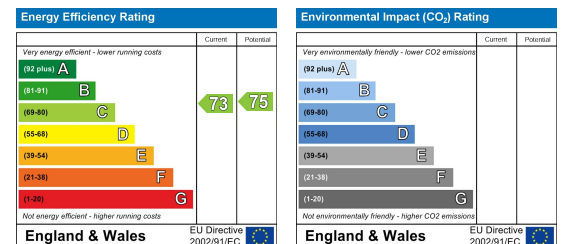
Cloverdown, Holly Grove Lane, Burntwood WS7 1LU

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Lichfield Office on 01543 419000 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.