



39 Glenmore Avenue, Burntwood, WS7 4UW

£350,000

This beautifully maintained, spacious, and versatile property offers generous living accommodation perfect for families and would be suitable for multigenerational living or people needing work-from-home space. This property must be viewed to get a feel for how much space there is on offer.

Located in a popular residential area of Burntwood with easy access to local amenities including shops and GP surgeries, transport links and primary and secondary schools.

Benefitting from new double-glazed windows throughout, recently refitted kitchen including new appliances, freshly plastered and re decorated throughout. All bedrooms having modern fitted wardrobes and new carpet to the upstairs. Gas central heating combi boiler.

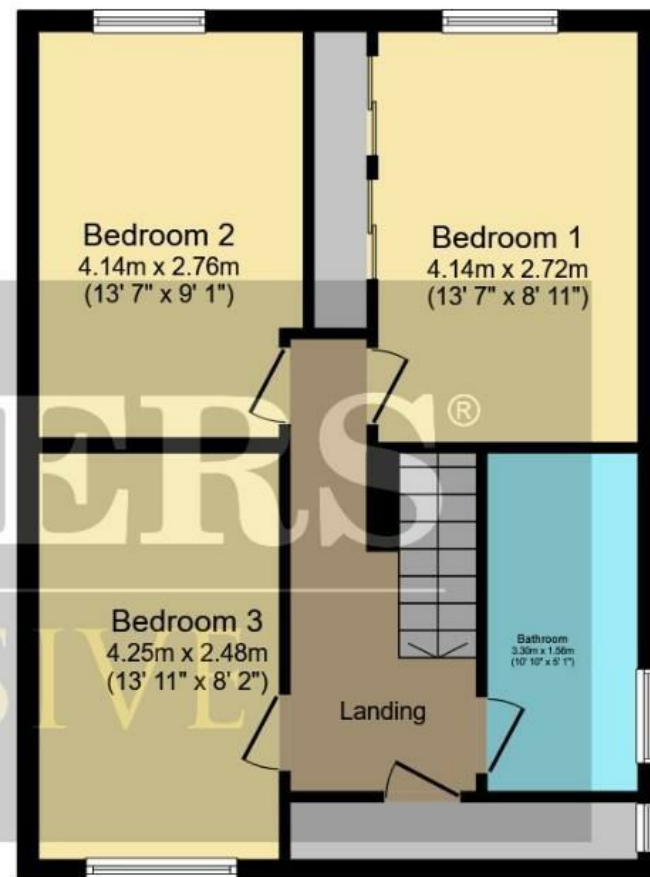
The property briefly comprises of.; Entrance Vestibule, Large Kitchen, Generous Living/Dining Room, Rear Hallway, Bedroom Four/Playroom, Shower Room and an Office/Study. First Floor Landing, Three Bedrooms and a Family Bathroom. Garage with Utility area, Off-road parking for several vehicles and a large, well-established, private rear garden with a complete refurbished patio. EPC rating - D

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com





**Ground Floor**



**First Floor**

Total floor area 135.4 sq.m. (1,457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Vestibule**

accessed via a composite front door and having inset ceiling spotlights and a coir entrance mat. Open access into the

**Refitted Kitchen**

fitted with a range of wall and base units, wood effect roll top work surfaces and an acrylic sink with drainer. Integrated self-cleaning electric oven, induction hob and an extractor hood. Benefitting from further integrated appliances including a microwave, fridge and a dishwasher. Inset ceiling spotlights, part tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the front aspect

**Living/Dining Room**

a spacious room providing plenty of living and dining space and having a feature wall mounted electric fire. Two ceiling light points, coving, two radiators, solid oak flooring, UPVC double-glazed bay window overlooking the front aspect, UPVC double-glazed patio doors onto the rear garden and an internal door into the

**Rear Hallway**

having stairs to the first floor accommodation with useful under stairs cloaks storage. Inset ceiling spotlights and laminate wood-effect flooring

**Bedroom Four/Playroom**

having a ceiling light point, coving, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the rear garden

**Shower Room**

having a walk-in shower enclosure with a mains powered overhead fitment, vanity hand wash basin with storage and a close-coupled WC. Inset ceiling spotlights, tiling and aqua panelling to the walls, towel radiator, tiled floor and an internal UPVC double-glazed obscure glass door into the

**Garage**

part of the garage has been set up as a Utility space and has wall and base units with a stainless steel sink and drainer as well as space with plumbing for a washing machine. The garage further benefits from light and power, a UPVC double-glazed door into the rear garden, electric roller door from the driveway and access into the

**Study**

accessed from the rear of the garage and having a ceiling light point, laminate wood-effect flooring and a UPVC double-glazed window overlooking the rear garden

**First Floor Landing**

having a ceiling light point, inset ceiling spotlights, access to the boarded loft via a fitted ladder, UPVC double-glazed window to the rear aspect and generous and useful fitted storage in the eaves with a ceiling light point

**Bedroom One**

benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

**Bedroom Two**

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

**Bedroom Three**

again benefitting from fitted wardrobes. Ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the front aspect

**Family Bathroom**

having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a WC. Inset ceiling spotlights, towel radiator, fully tiled to the walls and floor and a useful fitted airing cupboard housing the central heating boiler

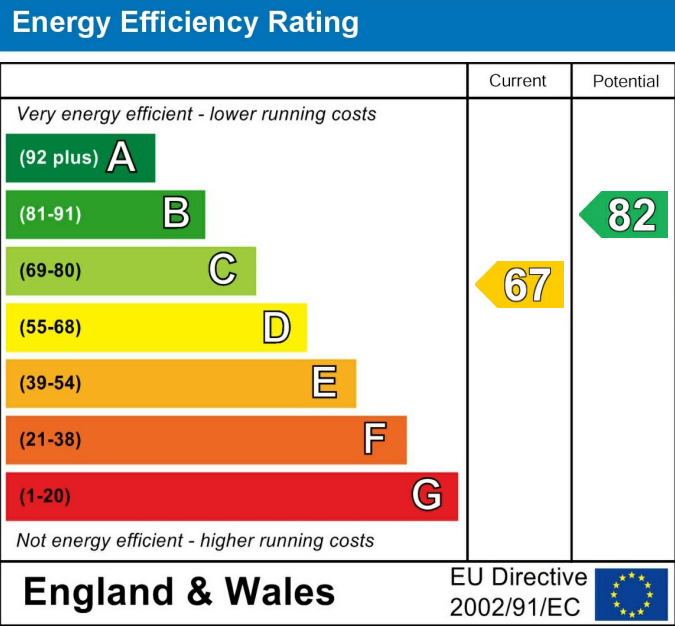
**Outside**

the front of the property is set back from the road and occupies an enviable position. There is a tarmacadam driveway which provides off-road parking for several vehicles, access into the garage via the electric roller shutter door and a useful outside water tap.

the generous, well established rear garden has a lawn with mature shrubs and hedges, a paved patio seating area perfect for entertaining friends and family as well as a further paved patio seating area which is secluded and could be perfect for a hot tub. There is a timber storage shed, outside lighting and an outside water tap.

**AGENTS NOTE**

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information.



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. 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.











