

HUNTERS[®]

HERE TO GET *you* THERE



Hazelmere Drive

Burntwood, WS7 4YP

£245,000



- FREEHOLD DETACHED HOUSE
- IN NEED OF IMPROVEMENT
- LOUNGE, SEPARATE DINING ROOM
- BATHROOM
- GARAGE

- SITUATED ON A CORNER PLOT
- THREE BEDROOMS
- KITCHEN
- DOUBLE GLAZING, CENTRAL HEATING
- GARDENS TO FRONT SIDE AND REAR



HALL
having a uPVC front door, radiator, understairs storage cupboard and stairs to the first floor.

LOUNGE 15'11" x 10'8" (4.85m x 3.25m)
having a sealed unit double glazed front bow window. two radiators, three wall light points and fireplace with space for an electric fire.

DINING ROOM 9'6" x 8'11" (2.90m x 2.72m)
having a sealed unit double glazed rear patio with sliding door, double panel radiator and wall light.

KITCHEN 15'1" x 8'10" (4.60m x 2.69m)
fitted with base drawer and wall mounted units, work surfaces with inset sink top & drainer, tiled splashbacks, gas hob, electric oven, space for fridge freezer, space & plumbing for an automatic washing machine, two sealed unit double glazed rear windows and double glazed rear door.

LANDING
with the airing cupboard containing the hot water cylinder and shelf and ceiling hatch giving access to the roof space.

BEDROOM 1 16'1" x 8'4" (10'9" into door) (4.90m x 2.54m (3.28m into door))
with sealed unit double glazed front window and radiator.

BEDROOM 2 10'3" x 9'0" (3.12m x 2.74m)
having a sealed unit double glazed rear window and radiator.

BEDROOM 3 8'11" x 8'9" (2.72m x 2.67m)
having a sealed unit double glazed front window, radiator and wardrobe.

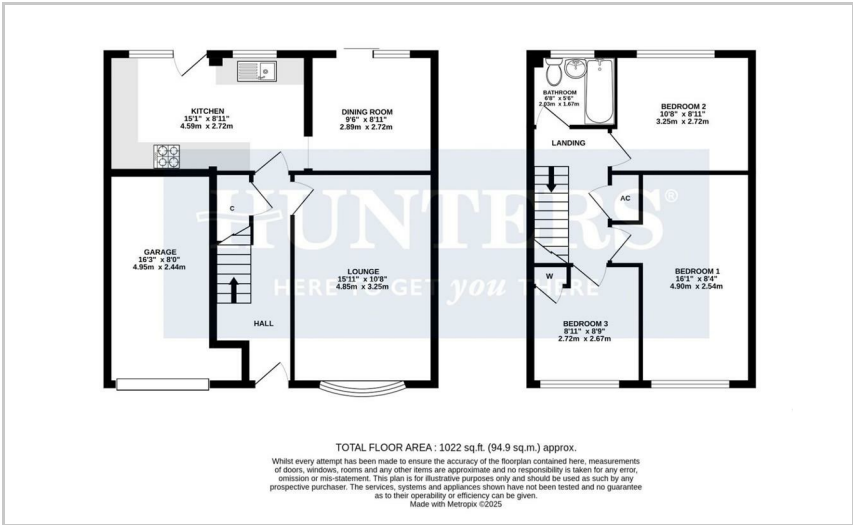
BATHROOM
having a bath with electric shower above, pedestal hand basin, low flush W.C., tiled splashbacks, radiator and sealed unit double glazed rear window.

GARAGE 16'3" x 8'0" (4.95m x 2.44m)
with an up & over entrance door, light & power points and wall mounted Worcester central heating boiler.

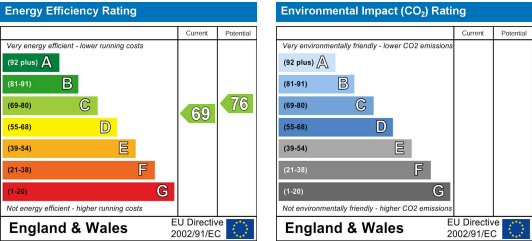
OUTSIDE
the property is situated on a corner plot and has lawned garden to front and side, driven to the garage and front entrance. A gate at the side gives access to the enclosed rear garden.

ADDITIONAL NOTES
Please be aware that all services/appliances have not and will not be tested prior to the property being purchased.

Floor Plans



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.