

HUNTERS[®]

HERE TO GET *you* THERE



Birch Avenue

Burntwood, WS7 4TQ

Offers In The Region Of £210,000



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Council Tax: A



- FREEHOLD MID TERRACED HOUSE
- LOUNGE
- GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING

- TWO DOUBLE BEDROOMS
- KITCHEN DINER WITH OVEN & HOB
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are please to offer For Sale this well presented Freehold Terraced House which has the benefit of sealed unit double glazing and gas radiator central heating. The property is ideally situated within close proximity to local schools, shops and amenities in Chasetown, Chase Terrace and Burntwood and the accommodation briefly comprises: entrance hall, lounge, kitchen diner with oven & hob., guest cloakroom, walkin store, landing, two double bedrooms and bathroom. Outside is a wide brick paved drive to the front and goodsize enclosed rear garden.

HALL

fitted with a sealed unit double glazed front entrance door, laminate floor, understairs storage cupboard and stairway to the first floor.

LOUNGE

10'8" x 9'8" (3.25m x 2.95m)
having a sealed unit double glazed rear window and radiator.

KITCHEN

9'5" x 5'9" (2.87m x 1.75m)
fitted with a range of matching base, drawer and wall mounted units, work surface incorporating a sink top with mixer tap and drainer, Indesit 4 ring electric hob, with cooker hood above, fan assist electric oven, space & plumbing for an automatic washing machine, laminate floor and 3 sealed unit double glazed front windows.

DINING AREA

10'7" x 9'4" (3.23m x 2.84m)
with sealed unit double glazed rear French doors,, double panel radiator, space for a fridge/ freezer, laminate floor, storage cupboard

GUEST CLOAKROOM

having a sealed unit double glazed front window, hand basin with cupboard beneath, toilet. and laminate floor

STORAGE AREA

having light & power points and sealed unit double glazed side window.

LANDING

having two sealed unit double glazed front window, double panel radiator and airing cupboard containing the Baxi Combination boiler and shelving.

BEDROOM 1

10'9" x 9'9" (13'1" max) (3.28m x 2.97m (3.99m max))
having a sealed unit double glazed rear window, radiator, storage cupboard with shelving and ceiling hatch to the roof space.

BEDROOM 2

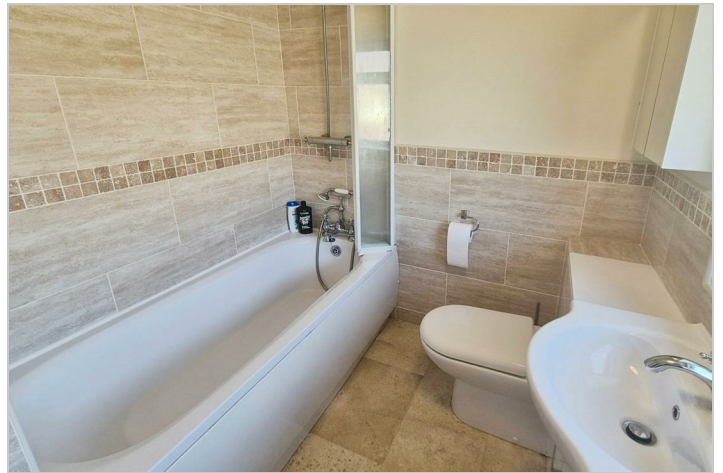
10'2" x 9'10" (13'1" max) (3.10m x 3.00m (3.99m max))
with a sealed unit double glazed rear window, radiator and wall to wall wardrobes with mirror sliding doors.

BATHROOM

fitted with a white suite incorporating a panel bath with mixer tap shower attachment, mains shower and glass screen, hand basin with cupboard beneath, low flush W.C., ceramic tiled splashbacks, chrome towel radiator and sealed unit double glazed front window.

OUTSIDE

To the front, the property has a wide block paved drive with raised gravel area alongside. At the rear the property has a good size garden which is enclosed by fencing and has a paved patio with external power points and cold water tap, bordered lawn with brick paved path alongside, covered seating area wide and further paved area, with garden sheds, and ivery.



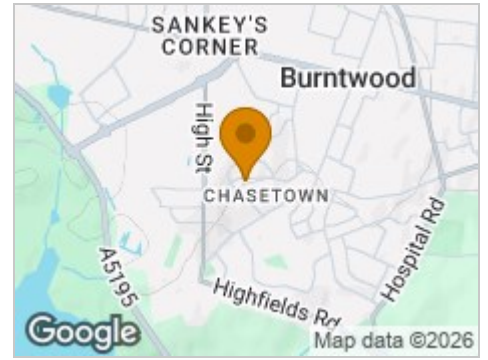
Road Map



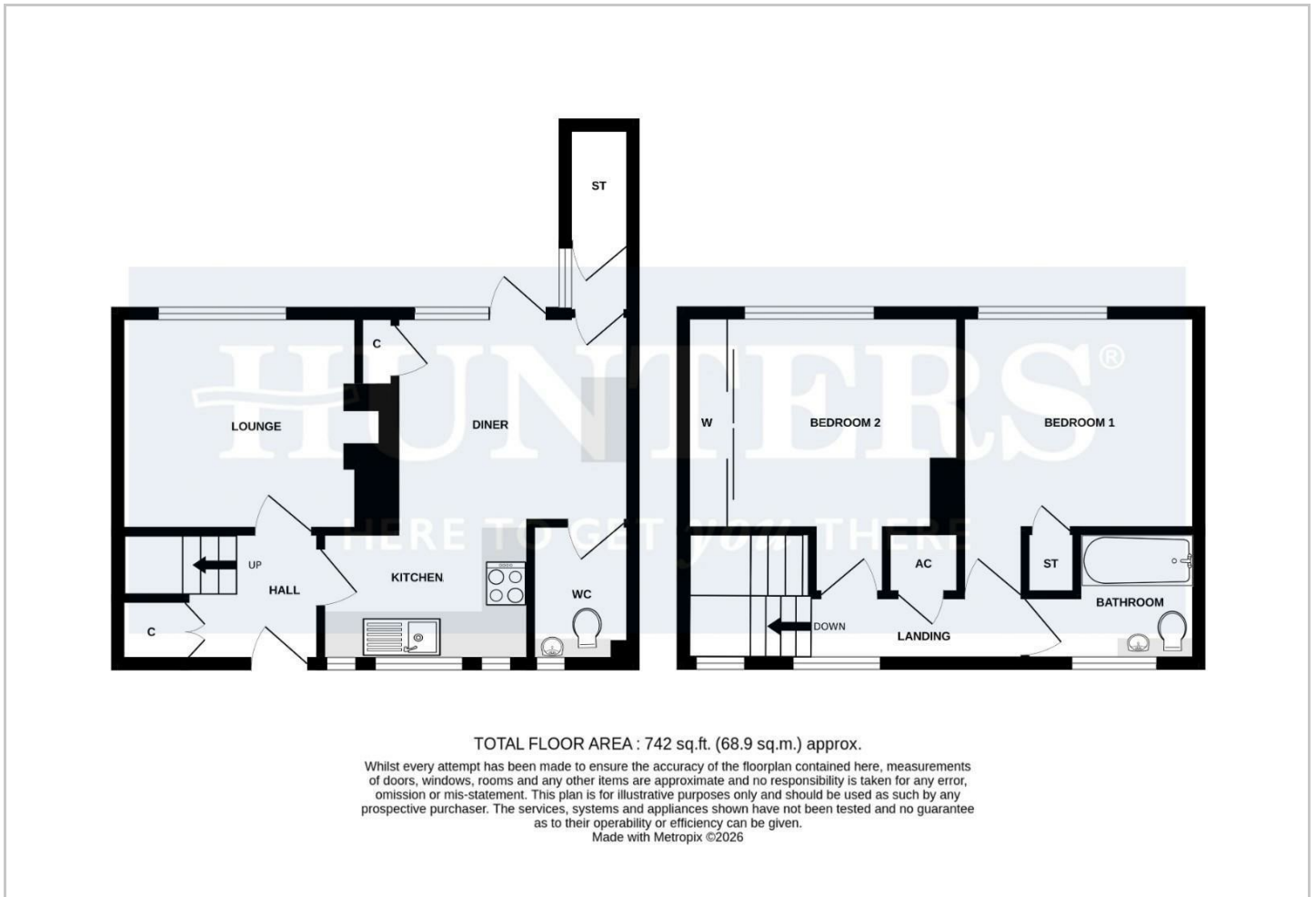
Hybrid Map



Terrain Map



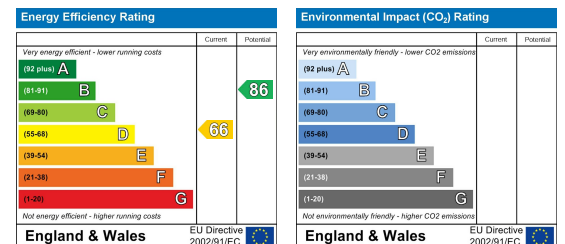
Floor Plan



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.