

# HUNTERS<sup>®</sup>

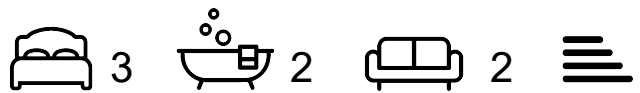
HERE TO GET *you* THERE



## Wheatcroft Close

Burntwood, WS7 4SX

Asking Price £325,000



Council Tax: C



- SEMI DETACHED DORMER STYLE PROPERTY
- POPULAR CUL-DE-SAC LOCATION
- L'SHAPE LOUNGE & DINING AREA
- BATHROOM WITH SEPARATE SHOWER
- GARAGE, DRIVEWAY PARKING
- SPACIOUS ACCOMODATION
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



### PORCH

having sealed unit double glazed double entrance doors and sealed unit double glazed side window.

### HALL

with double entrance doors, radiator and stairway leading off to the first floor.

### SITTING / BEDROOM 3

12'5" x 9'10" (3.78m x 3.00m)

with sealed unit double glazed front bow window, radiator, two wall light points and fire surround with space for an electric fire.

### BATHROOM

fitted with a white suite incorporating a panel bath with mixer tap shower attachment, separate shower cubicle, vanity unit with inset hand basin & cupboards beneath, low flush w.c., ceramic tiled splashbacks, inset ceiling spotlights, radiator and sealed unit double glazed side window.

### LOUNGE

17'3" x 12'5" (5.26m x 3.78m)

having sealed unit double glazed rear windows with center sliding doors, feature fireplace with inset gas fire, radiator, two wall frieze with inset light points and wall light point.

### DINING AREA

12'8" x 9'11" (3.86m x 3.02m)

with sealed unit double glazed side bow window & double panel radiator.

### KITCHEN

12'9" x 11'4" (3.89m x 3.45m)

fitted with a range of matching base, drawer and wall mounted units, worksurfaces incorporating a 1 & 1/2

bowl stainless steel sink top & drainer, 5 ring gas hob with cooker hood above, electric double oven, space for a dishwasher/washing machine, ceramic tiled splashbacks, sealed unit double glazed rear window, side door and walk-in storage cupboard with worcester central heating boiler and side window.

### CONSERVATORY

9'9" x 6'6" (2.97m x 1.98m)

having sealed unit double glazed windows, sealed unit double glazed side door, radiator and space & plumbing for an automatic washing machine.

### LANDING

having a storage cupboard with shelving.

### BEDROOM 1

18'18" x 11'5" (5.49m x 3.48m)

with a sealed unit double glazed front window, double panel radiator three wall light points and bedroom furniture including double & single wardrobes, bedside cabinets with storage cupboards above.

### EN SUITE

with a sealed unit double glazed rear window, shower cubicle with Triton shower, low flush w.c., pedestal hand basin, tiled walls, wall shelving and storage cupboards.

### BEDROOM 2

18'0" x 10'1" (5.49m x 3.07m)

having a sealed unit double glazed rear window, radiator and door to the eaves storage.

## GARAGE

17'5" x 8'6" (5.31m x 2.59m)

with an Up & Over entrance door and light & power points.

## OUTSIDE

To the front the property is brick paved drive providing parking for several cars and providing access to the garage and front entrance. A gate gives access to the side of the property which has a wide brick paved path which gives access to the Conservatory, and extends to the patio area at the rear. the garden is enclosed by fencing and has a bordered lawn.



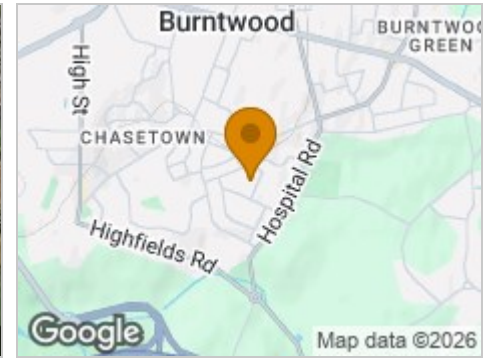
## Road Map



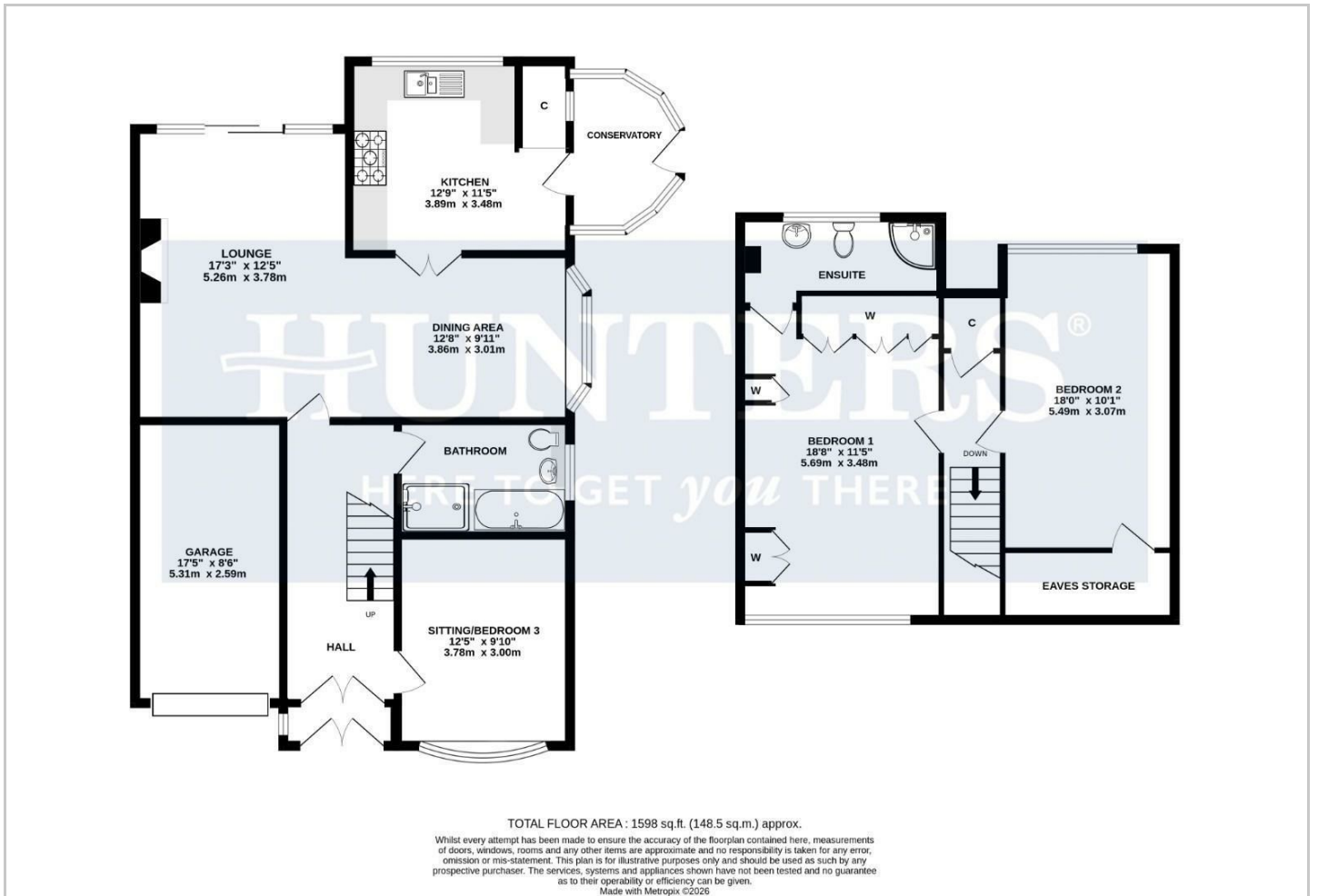
## Hybrid Map



## 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.