

HUNTERS[®]

HERE TO GET *you* THERE



Hunter Avenue

Burntwood, WS7 9AQ

Asking Price £230,000



Council Tax: B



- WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- CAR PARKING SPACE TO THE FRONT
- THREE BEDROOMS
- KITCHEN DINER WITH OVEN & HOB
- SEALED UNIT DOUBLE GLAZING
- GARAGE
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Immaculately presented freehold semi detached house, which is ideal for First Time Buyers or investors. The property is conveniently located within easy access of local schools & other amenities, together with good road links to Lichfield, Cannock and further via the M6 Toll road and the A5. The property has the benefit of sealed unit double glazing and in brief comprising: entrance hall, lounge, kitchen diner with appliances, landing, three bedrooms and bathroom. Outside there is a parking space to the front, garage and enclosed rear garden.

HALL

having a sealed unit double glazed side entrance door with sealed unit double glazed window alongside, laminate floor, stairway to the first floor and storage cupboard with hanging rail, shelving and gas meter.

LOUNGE

14'3" x 12'4" (4.34m x 3.76m)

with a sealed unit double glazed front bow window, radiator, feature electric fire, 2 wall light points, TV aerial and broadband points.

KITCHEN/DINER

14'2" x 9'5" (7'0" min) (4.32m x 2.87m (2.13m min))

fitted with a range of base, drawer & wall mounted units, wood grain work surface incorporating a stainless steel sink top and mixer tap, Hisense electric hob, Beko electric fan assist oven, space for an automatic washing machine and slimline dishwasher, space for a fridge freezer, ceramic tiled splashbacks, radiator, under stairs storage cupboard, laminate floor, sealed unit double glazed rear window and sealed unit double glazed French doors to the rear garden.

LANDING

having a ceiling hatch with retractable ladder to the roof space, radiator and storage cupboard with shelving.

BEDROOM 1

14'2" x 9'9" (4.32m x 2.97m)

with sealed unit double glazed rear windows, radiator, 2 x wall light points and TV aerial point.

BEDROOM 2

9'8" x 7'8" (2.95m x 2.34m)

having a sealed unit double glazed leaded front window and radiator,

BEDROOM 3

7'1" (9'7"max) x 6'5" (2.16m (2.92mmax) x 1.96m)

with a sealed unit double glazed leaded front window, radiator and laminate floor.

BATHROOM

fitted with a white suite incorporating a panel bath with Triton T80z electric shower & screen above, hand basin with cupboard beneath, low flush W.C. with concealed cistern, chrome towel radiator, ceramic tiled splashbacks, inset ceiling spotlights and sealed unit double glazed side window.

GARAGE

15'11" x 8'6" (4.85m x 2.59m)

fitted with double entrance doors and having a side window.

OUTSIDE

To the front of the property is a brick paved parking

space, with shared drive alongside giving access to the side entrance door, garage and rear garden. At the Rear the garden is enclosed by fencing and has a paved patio with security light and cold water tap. path past the lawned garden to a slate bed area & flower bed.



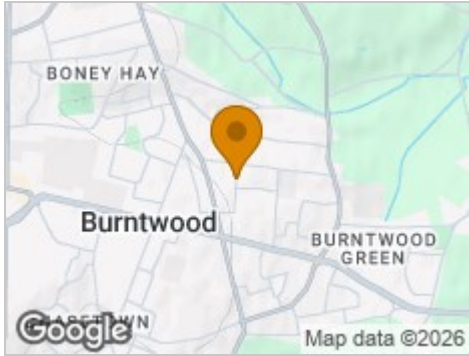
Road Map



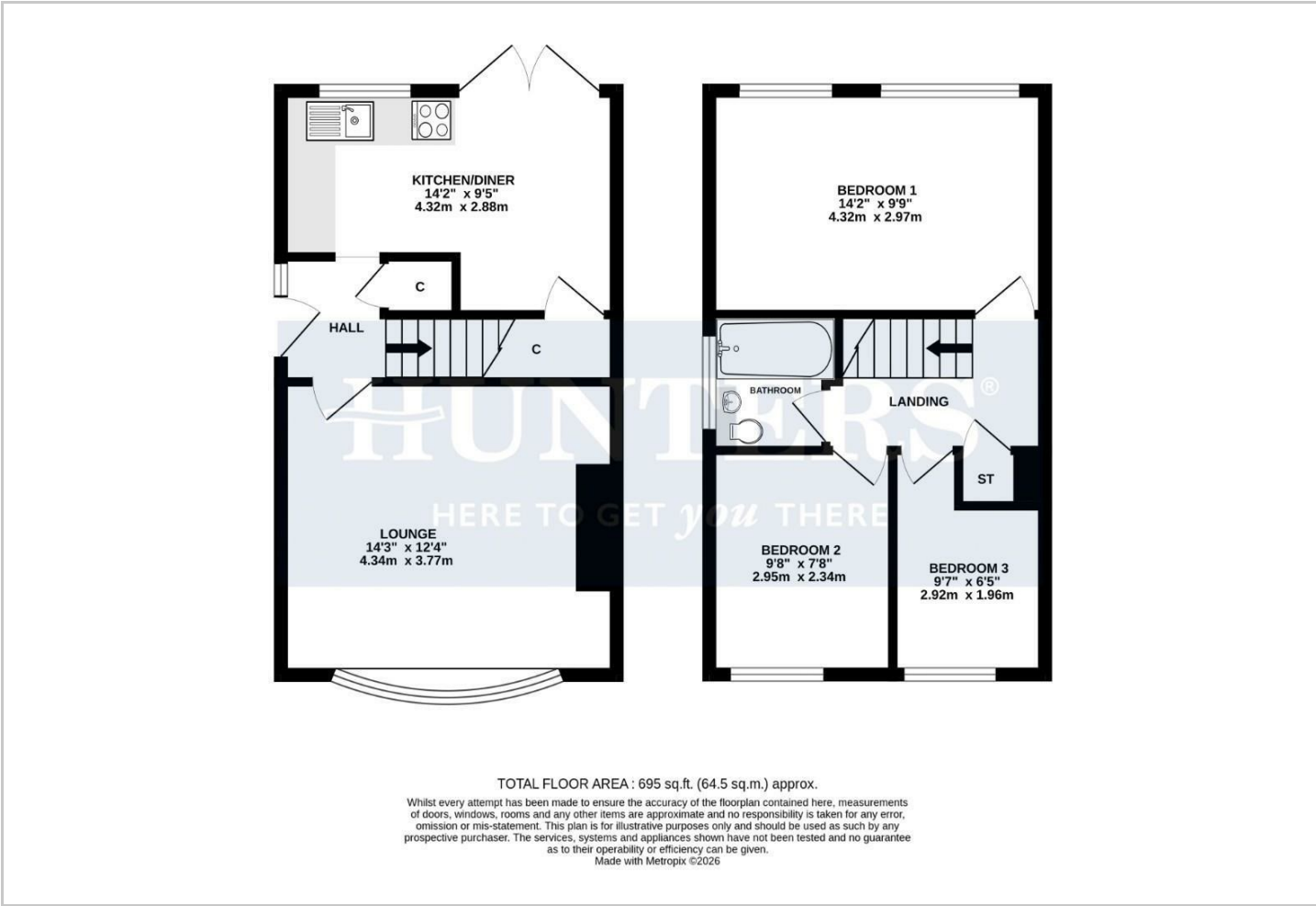
Hybrid Map



Terrain Map



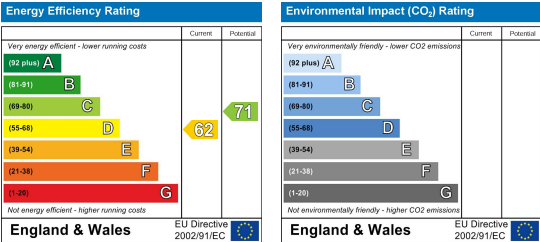
Floor Plan



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.