HUNTERS®

HERE TO GET *you* THERE

School Walk

Burntwood, WS7 1NQ

£260,000

3 2 1 C

Council Tax: C

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM
- GROUND FLOOR WET ROOM
- SEALED UNIT DOUBLE GLAZING
- FRONT GARDEN WITH DRIVEWAY PARKING
- THREE/FOUR BEDROOMS
- KITCHEN
- FAMILY BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN

Hunters Burntwood are pleased to offer For Sale this extended freehold semi detached house which is situated in popular location and is within close proximity to local amenities. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: Entrance hallway, through lounge/dining room, kitchen, bedroom 4 (ground floor), wet room, landing, 3 first floor bedrooms and family bathroom. Outside is a front garden with driveway parking & enclosed rear garden with Brick store/former garage.

HALL

having sealed unit double glazed front entrance door with adjoining window, sealed unit double glazed side window, double panel radiator, understairs storage cupboard and stairs to the first floor.

LOUNGE

24'0" x 11'4" (8'11" min) (7.32m x 3.45m (2.72m min))
with a sealed unit double glazed front window, TV aerial socket, two double panel radiators, cable internet point and sealed unit double glazed rear window.

KITCHEN

10'8" x 8'5" (3.25m x 2.57m)
fitted with a matching base, drawer & wall mounted units, work surface incorporating a stainless steel sink top & drainer, space for a gas cooker, space for a fridge and freezer, space & plumbing for an automatic washing machine, tiled splashbacks, wall mounted Ideal Independent C 30 combination boiler, storage cupboard, full length sealed unit double glazed rear window and sealed unit double glazed rear door to the rear garden.

WET ROOM

6'7" x 5'3" (2.01m x 1.60m)
fitted with a Mira electric shower, hand basin, W.C., full ceramic wall tiling, chrome towel rail, extractor fan and sealed unit double glazed front window.

BEDROOM 4

11'11" x 9'0" (3.63m x 2.74m)
with a sealed unit double glazed side window and radiator.

LANDING

giving access to all bedrooms and bathroom and has a sealed unit double glazed side window.

BEDROOM 1

11'4" x 10'11" (3.45m x 3.33m)
with a sealed unit double glazed rear window, radiator fitted wardrobes with mirror sliding doors.

BEDROOM 2

12'7" x 8'9" (3.84m x 2.67m)
having a sealed unit double glazed front window, radiator, cable TV point and ceiling hatch with retractable ladder giving access to the roof space.

BEDROOM 3

9'10" x 8'8" (3.00m x 2.64m)
having sealed unit double glazed windows to front & side

BATHROOM

fitted with a white suite incorporating a bath, hand basin with cupboard beneath, low flush W.C., ceramic tiled walls, extractor, storage cupboard and sealed unit double glazed rear window,.

Tel: 01543 677776

GARDEN STORE

15'11" x 10'6" (4.85m x 3.20m)
with an up & over entrance door, light & power points and door to the rear garden.

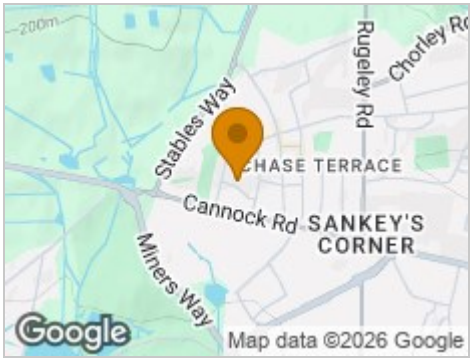
OUTSIDE

to the front of the property is a lawned garden, ramp to the front entrance and driveway parking. To the rear the garden is enclosed by fencing and has a paved patio, lawned garden & door to the garden store/former garage)

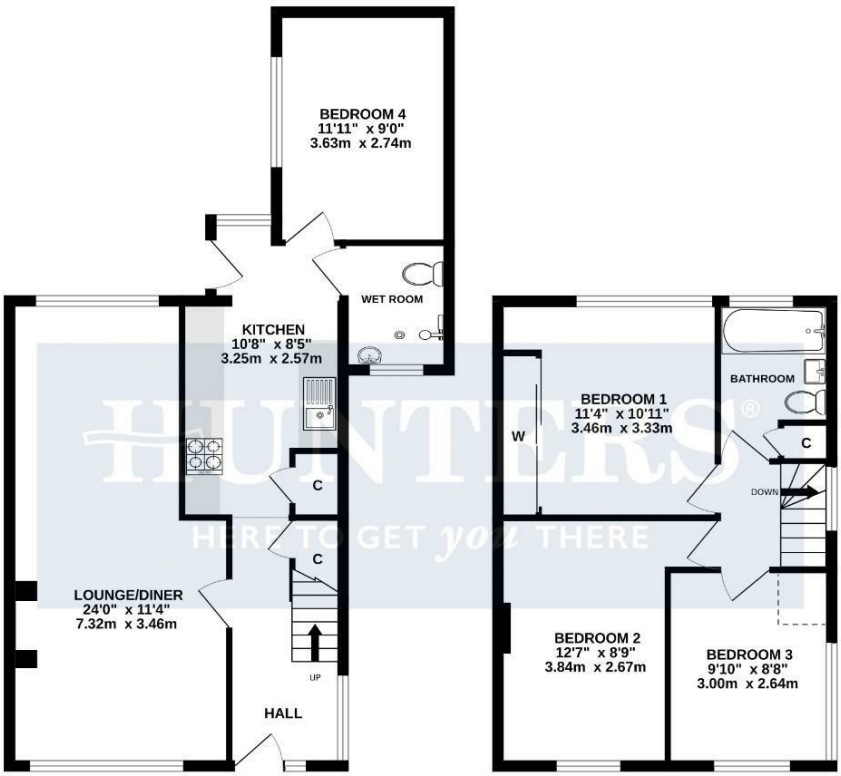
Road Map

Hybrid Map

Terrain Map



Floor Plan



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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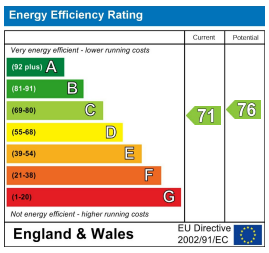
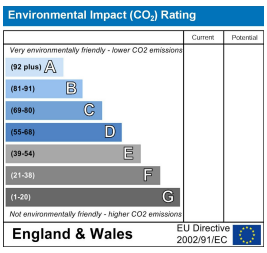
Viewing

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.

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