HUNTERS®

HERE TO GET *you* THERE



Maple Close

Burntwood, WS7 4RP

Offers In The Region Of £280,000

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Council Tax: D





- **FREEHOLD DETACHED HOUSE**
- **IN NEED OF MODERNISATION**
- **LOUNGE, SEPARATE DINING ROOM**
- **BATHROOM**
- **GARAGE, DRIVEWAY PARKING**
- **SOUGHT AFTER LOCATION**
- **THREE BEDROOMS**
- **KITCHEN, UTILITY & W.C.**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **ENCLOSED TREAR GARDEN**





Hunters Burntwood are pleased to offer For Sale this Freehold three-bedroom detached property which is situated in the sought after location close to local amenities and is available with No Upward Chain.

The property with its well proportioned accommodation requires modernisation throughout and offers an excellent opportunity for buyers to put their own stamp on a property and create a home that perfectly reflects their individual style and preferences.

Having the benefit of sealed unit double glazing and gas central heating the property comprises: porch, entrance hall, lounge, separate dining room, kitchen, utility room, ground floor w.c., landing, three bedrooms and bathroom. The property also has a single garage and gardens to front and rear.

PORCH
having a sealed unit double glazed front window with sliding door and light point.

HALL
having a glazed front door with windows to either side, radiator, understairs storage cupboard and stairway leading to the first floor.

LOUNGE
15'0" x 12'5" (4.57m x 3.78m)
having a sealed unit double glazed front bay window, radiator, Living Flame gas fire set within a brick fireplace, TV aerial point and arch to the;-

DINING ROOM
9'9" x 10'0" (2.97m x 3.05m)
having a sealed unit double glazed rear door with adjoining sealed unit double glazed windows along side and a radiator.

KITCHEN
10'0" x 9;8" (3.05m x 2.74m;2.44m)
fitted with a range of matching base, drawer and wall mounted units, wood grain effect work surfaces with stainless steel sink top, larder unit, space for a gas cooker, walk in pantry ,sealed unit double glazed rear window and side door to the :-

UTILITY
having a sealed unit double glazed side window, sealed unit double glazed rear door, space & plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge/ freezer,, wall mounted Main central heating boiler and door to the garage.

GROUND FLOOR W.C.
fitted with a toilet and having a rear window.

LANDING
with a sealed unit double glazed side window, airing cupboard containing the hot water cylinder & shelving and ceiling hatch with retractable ladder to the roof space.

BEDROOM 1
13'3" x 11.5 (4.04m x 3.35m.1.52m)
having a sealed unit double glazed front window and radiator.

BEDROOM 2
12'5" x 11'9" (3.78m x 3.58m)
with a sealed unit double glazed rear window and radiator.

BEDROOM 3
8'9" x 8'2" (2.67m x 2.49m)
with a sealed unit double glazed front window, radiator and shelving.

BATHROOM
fitted with a matching suite incorporating a bath with Triton electric shower above, pedestal hand basin, toilet, tiled splashbacks, radiator and sealed unit double glazed rear window.

GARAGE
16'7" x 8'7" (5.05m x 2.62m)
having an up & over entrance door, sealed unit double glazed side window and light point.

OUTSIDE
To the front of the property is a low wall, brick paved drive and lawn alongside. A gate gives access to the rear garden, which has a lawned garden & shed to the sifde









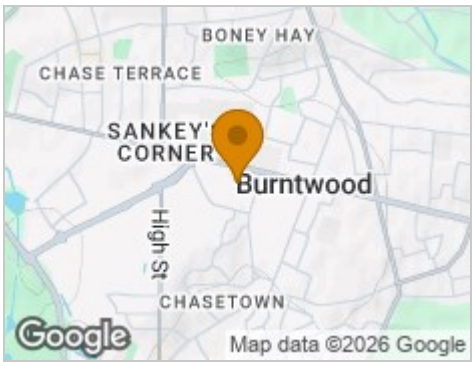
Road Map



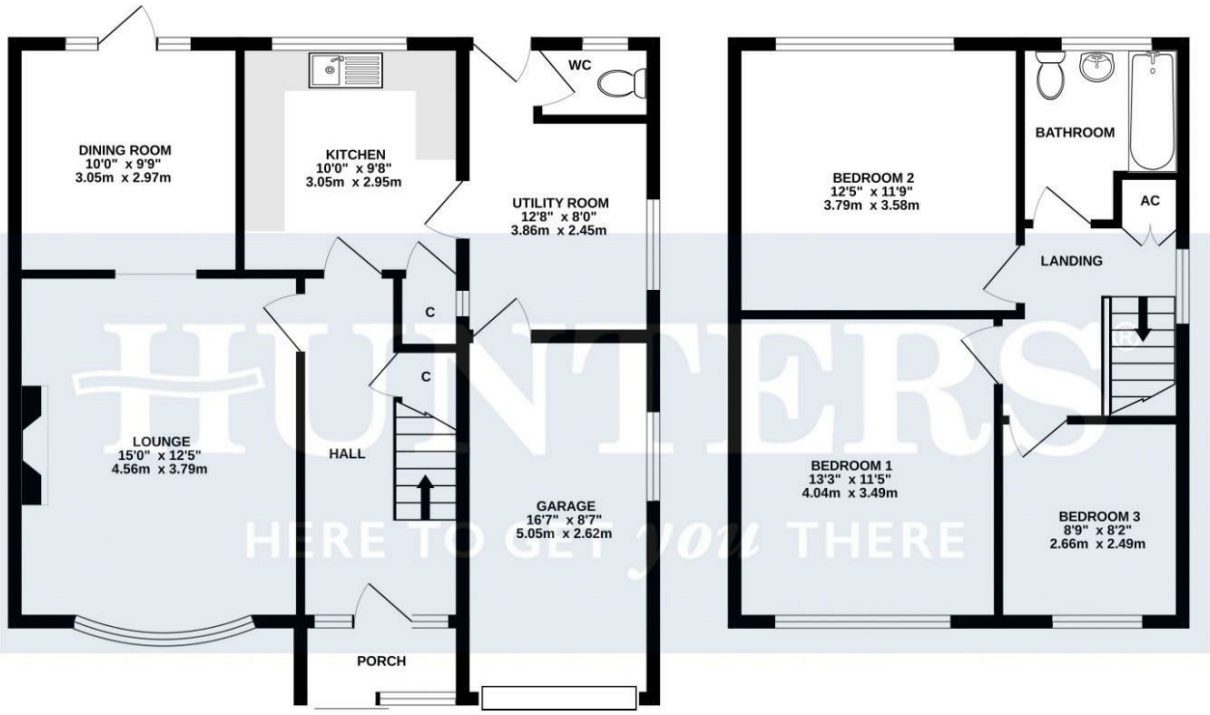
Hybrid Map



Terrain Map



Floor Plan



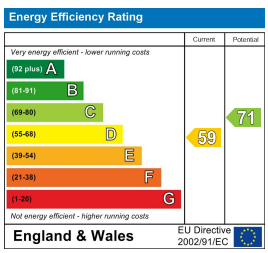
TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

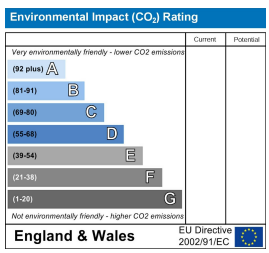
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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