

HUNTERS®

HERE TO GET *you* THERE



Redwood Drive

Burntwood, WS7 2AS

£270,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- KITCHEN & BREAKFAST ROOM
- REFITTED SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- FOUR BEDROOMS
- GARDEN ROOM
- WET ROOM (ground floor)
- DOUBLE GLAZING & CENTRAL HEATING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this extended freehold semi detached house which is available with no Upward Chain. The property is situated close to local schools and amenities and has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, through lounge/diner, garden room, kitchen with appliances, breakfast room, inner hall, wet room, landing, four bedrooms, shower room and garage/store. Outside the property has a front garden with driveway parking and enclosed rear garden.

HALL

having a front entrance door with stained glass inserts and double glazed window alongside, radiator, storage cupboard and stairway to the first floor.

LOUNGE

22'4" (14'5" min) x 13'0" (7'9" min) (6.81m (4.39m min) x 3.96m (2.36m min))

having a sealed unit double glazed front window, TV aerial point, brick fire place with inset living flame gas fire on a raised tile hearth, radiator, 2 wall light points and sealed unit double glazed rear French doors to the:-

GARDEN ROOM

7'5" x 7'2" (2.26m x 2.18m)

with sealed unit double glazed windows to the sides & rear, radiator and sealed unit double glazed side door to the rear garden.

KITCHEN

10'7" x 7'4" (3.23m x 2.24m)

fitted with a range of matching base, drawer and wall mounted units, corner display units, extensive work surface incorporating a stainless steel sink top, 4 ring gas hob with cooker hood above, electric fan assisted oven & microwave, slimline dishwasher, integrated fridge, storage cupboards, ceramic tiled splashbacks and sealed unit double glazed rear window

BREAKFAST ROOM

13'0" x 6'10" (3.96m x 2.08m)

having a sealed unit double glazed rear window, sealed unit double glazed door to the garden, space & plumbing for an automatic washing machine, space & vent for a tumble dryer, wall cupboard and double panel radiator.

INNER HALL

having a radiator, understairs storage cupboard and ceiling spotlights.

WET ROOM

8'10" x 3'6" (2.69m x 1.07m)

with full ceramic wall tiling and fitted with a Mila Advance shower, low flush W.C., hand basin, extractor fan and radiator.

GARAGE/STORE

7'11" x 6'8" (2.41m x 2.03m)

fitted with an electric roller door, light & power points and door to the inner hall.

LANDING

with a sealed unit double glazed side window, ceiling hatch to the roof space, telephone point and airing cupboard containing the Worcester Combi boiler and shelving,

BEDROOM 1

12'1" x 10'10" (3.68m x 3.30m)
having a sealed unit double glazed rear window, radiator and fitted double & single wardrobes with hanging rail & storage cupboard with shelving.

BEDROOM 2

10'9" x 10'0" (3.28m x 3.05m)
with a sealed unit double glazed front window and radiator.

BEDROOM 3

13'0" x 6'9" (3.96m x 2.06m)
having sealed unit double glazed windows to the front & rear and double panel radiator.

BEDROOM 4

7'11" x 5'6" (2.41m x 1.68m)
with a sealed unit double glazed rear window.

SHOWER ROOM

7'10" x 5'5" (2.39m x 1.65m)
having a walk in shower with mains shower & screen, low flush W.C., pedestal hand basin, double panel radiator, extractor fan, full ceramic wall & floor tiling and sealed unit double glazed front window.

OUTSIDE

To the front of the property is an open plan lawn with brick paved drive alongside. To the rear the garden is enclosed by fencing and has a paved patio, cold water tap and bordered lawned beyond



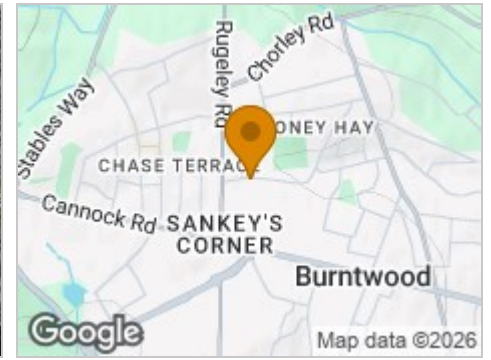
Road Map



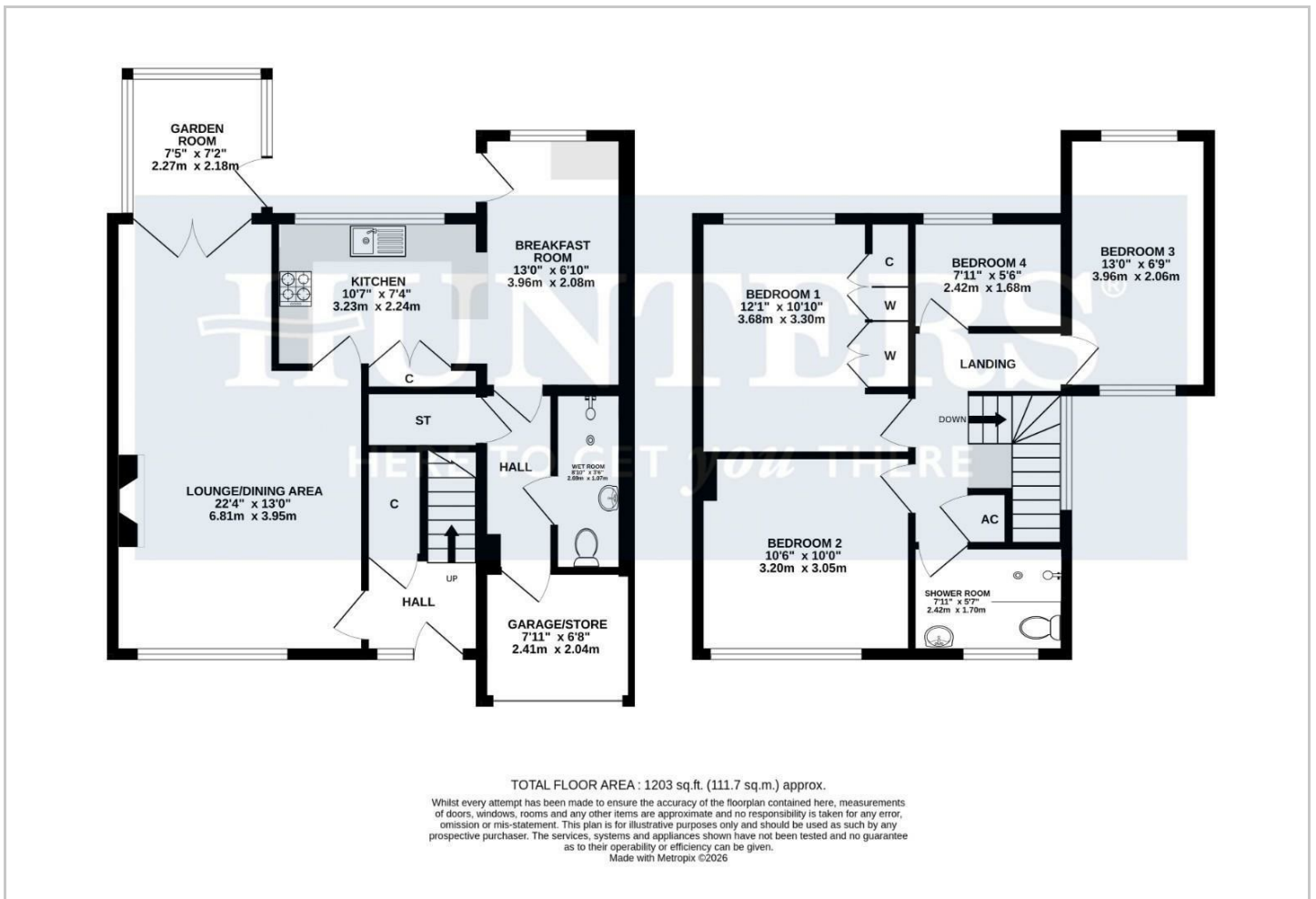
Hybrid Map



Terrain Map



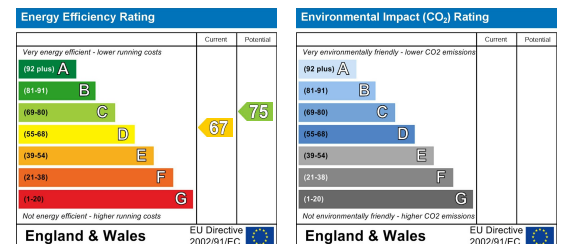
Floor Plan



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.