

GROUND FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**24 Hunter Avenue, Burntwood,  
Staffordshire, WS7 9AF**

**£219,995 Freehold**

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this ready to go family home, perfect for first time buyers, investors or young families just starting out. Hunter Avenue is conveniently positioned to take full advantage of the easy access to both highly regarded local schools and excellent shopping and lifestyle amenities at the nearby Swan Island. Offered with the benefit of no upward chain, the property has been well modernised by the current owners comprising in brief an entrance hall, lounge, breakfast kitchen, three good sized first floor bedrooms and a modern bathroom. There is a tarmac driveway providing parking to the front, and low maintenance hard landscaped garden to the rear. An early viewing is considered essential to fully appreciate the accommodation on offer.



#### **ENTRANCE HALL**

approached via a UPVC opaque double glazed front entrance door with matching UPVC opaque double glazed side panel and having modern wood effect flooring, ceiling light point, smoke detector, radiator, stairs to first floor and doors to further accommodation.

#### **LOUNGE**

14' 2" x 12' 4" (4.32m x 3.76m) a well proportioned room having feature UPVC double glazed bow window to front flooding the room with light, focal point chimney breast with decorative wooden mantel and marble hearth and back housing a modern inset electric fire with pebble effect, coving, three wall light points, ceiling light point and radiator.

#### **BREAKFAST KITCHEN**

14' 2" x 9' 2" max (4.32m x 2.79m max) having a range of matching modern walnut style wall and base level storage cupboards incorporating display cabinets, complementary roll top work surfaces with matching upturn splashbacks, ceramic wall tiling, inset feature enamel Belfast sink with chrome style mono tap, free-standing cooker with stainless steel extractor hood fitted above, plumbing for both dishwasher and washing machine, space for fridge/freezer, tiled flooring extending to an area suitable for a breakfast/dining table, coving to ceiling, inset ceiling spotlighting, useful built-in under stairs pantry cupboard, UPVC double glazed window and a set of UPVC double glazed sliding patio doors open to the rear garden.

#### **FIRST FLOOR LANDING**

having ceiling light point, smoke detector, storage cupboard and loft access hatch with pull-down ladder leading to part boarded loft with loft light and housing the combination boiler. Doors open to further accommodation.

#### **BEDROOM ONE**

12' 2" (to face of wardrobes) x 9' 5" (3.71m x 2.87m) this generously sized bedroom has twin UPVC double glazed



windows overlooking the rear garden, a range of modern light wooden style fitted double wardrobes with matching storage cupboards set over double bed recess with bedside drawers, separate fitted dressing table with corner shelving, coving to ceiling, ceiling light point and radiator.

#### **BEDROOM TWO**

9' 5" x 7' 8" (2.87m x 2.34m) having a UPVC double glazed window to front, coving to ceiling, ceiling light point and radiator.

#### **BEDROOM THREE**

9' 5" max (6'6" min) x 6' 2" (2.87m max 1.98m min x 1.88m) currently used as an office and having UPVC double glazed window to front, coving to ceiling, ceiling light point and radiator.

#### **BATHROOM**

5' 7" x 5' 4" (1.70m x 1.63m) having a modern white suite comprising a modern 'P' shaped bath with glazed splash screen and mains plumbed dual head shower fitment with rainfall effect, W.C. with hidden cistern and high gloss storage cupboard with wash hand basin above, contemporary wall and floor tiling, wall mounted illuminated mirror, UPVC opaque double glazed window to side,



recessed downlights and heated towel rail.

#### **OUTSIDE**

The property sits back from the footpath behind a large tarmac driveway with block paved edging suitable for multiple vehicles and leading up to the front door and side access. Set to the rear is a fence enclosed garden, paved for low maintenance and having a railway sleeper step from the patio to the main garden area, outside tap and space for shed.

#### **COUNCIL TAX**

Band B.

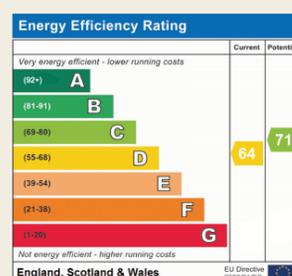
#### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

#### **ANTI-MONEY LAUNDERING AND ID CHECKS**

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply

ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



#### **TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these

details must be verified by your solicitor.

#### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.