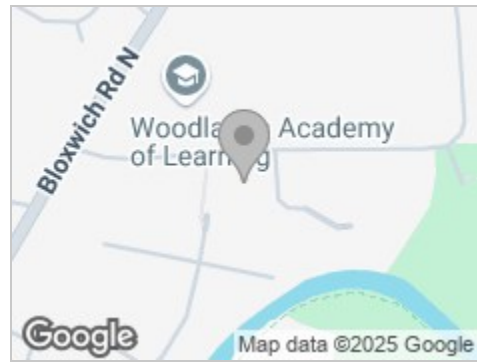


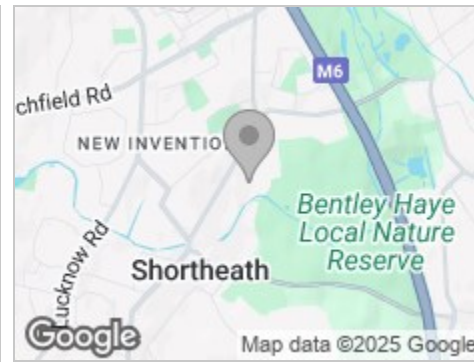
Road Map



Hybrid Map



Terrain Map



Floor Plan



12 Hunts Lane

Short Heath, Willenhall WV12 5NZ

Offers In Excess Of £320,000 Freehold

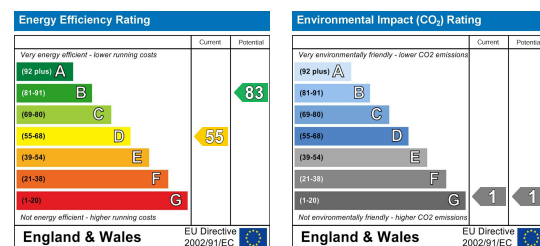


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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12 Hunts Lane

Short Heath, Willenhall WV12 5NZ

Offers In Excess Of £320,000 Freehold



This immaculately presented and much improved unfurnished modern detached bungalow is thought to date from the early 1960's, having been constructed to good quality speculative standards of its day and now benefits from a substantial side extension providing an enlarged kitchen together with garage and enclosed walkway.

The property occupies a good sized landscaped garden plot with ample off road parking and is within easy walking distance of many Local Amenities. These include frequent and regular Public Transport Services, Schools catering for children of all age groups and places of Public Worship. Many social and recreational facilities are also situated easily to hand, and there is good access to the Midland Motorway network via near by junction 10 of the M6 Motorway.

Having recently undergone considerable modernisation and expenditure, the gas centrally heated and PVCu double glazed accommodation briefly includes the following:- (All measurements approximate)

ON THE GROUND FLOOR

PVCu DOUBLE GLAZED STORM PORCH ENTRANCE

With inner door which opens into the

SPACIOUS REAR LOUNGE measuring

16'4" x 11'11" (4.97 x 3.62)

The focal point of which is provided by a chimney breast wall, also incorporating a useful cloaks cupboard, two single and one double panelled radiators, coved ceiling, PVCu double glazed window to the side elevation and double opening french doors leading to the:-

REAR CONSERVATORY measuring

12'0" x 8'8" (3.65 x 2.65)

Having attractive views over the rear garden incorporating a double panelled radiator, laminate flooring and double opening french doors leading to the rear patio.

EXTENDED REAR DINING KITCHEN measuring

22'9" x 11'0" (6.93 x 3.35)

The kitchen area being comprehensively equipped in a range of maple effect base and wall units having contrasting roll topped work surfaces incorporating a brown shock resistant one and a half bowl single drainer sink with mixer tap. A Bosch four ring electric ceramic hob with chimney style extractor hood over and Bosch eye level fan assisted double oven, integrated Larder fridge and freezer, integrated dishwasher, fully integrated washer and fully integrated condensing drier, ceramic tiling to splash back areas, double panelled radiator, PVCu double glazed windows and personal door leading to the rear garden.

DINING AREA

Also having an additional radiator and further window overlooking the rear garden.

INNER LOBBY

With access panel to the well insulated loft void has doors radiating to the following:-

FRONT BEDROOM ONE measuring

13'1" x 11'1" (4.0 x 3.39)

Comprehensively equipped in a range of fully fitted bedroom furniture, separate built in wardrobe dressing

table, bedside tables and cupboards over the bed space. PVCu double glazed bow window overlooking the fore garden together with coved ceiling, single panelled radiator.

FRONT BEDROOM TWO measuring

11'0" x 9'0" (into wardrobes) (3.35 x 2.75 (into wardrobes))

Having a single panelled radiator, coved ceiling a range of fully fitted bedroom furniture and a built in wardrobe PVCu double glazed bow window overlooking the fore garden.

PART TILED FAMILY BATHROOM/ WC

Re- equipped in a range of white sanitary wear incorporating a corner shower cubicle with glazed screen, instant electric shower, built in vanity wash hand basin, low level WC, bidet, chromium heated towel rail, ceramic floor tiling.

ENCLOSED WALKWAY

With PVCu double glazed personal door to the front driveway.

INTEGRAL GARAGE measuring

OUTSIDE



To the front of the bungalow there are two tarmac driveways which provide ample off road parking for up to six vehicles. There is an open planned lawned fore garden together with gated pedestrian entrance to the right hand side leading to a large and fully enclosed rear garden screened to the rear by conifer hedging and having a good sized patio area with level lawn and low maintenance borders. The whole enjoys a high degree of seclusion and natural privacy.