



Hunslet Road, Burntwood, WS7 9LA

**Offers Over £445,000**



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Welcome to Hunslet Road, a superbly presented executive detached family residence situated on the ever popular Hunslet Estate in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious living room with feature fireplace and entertainment wall, stunning modern kitchen diner finished to a high specification and left for the new owner to put their own stamp on. The ground floor also comprises a versatile play room/snug, useful utility space and guest cloakroom.

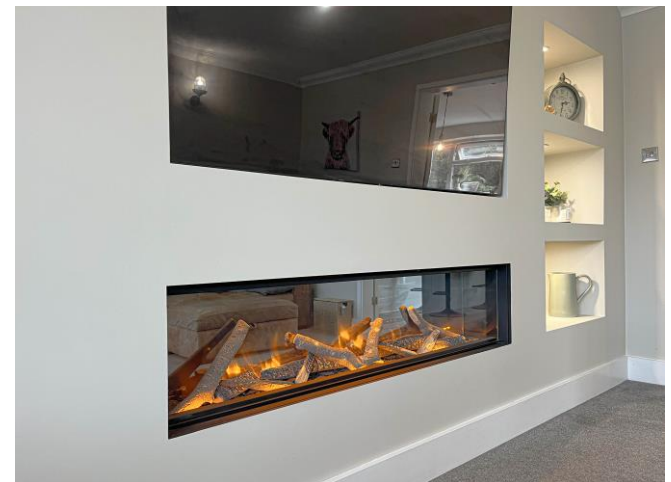
Stairs lead to the first floor where the property boasts four excellent sized bedrooms, a family bathroom and an en suite to master.

Outside is a wonderful rear garden creating the perfect space for any growing family and excellent for entertaining guests, you can also access the useful garage and side access leading to the front of the property.

To the fore is a large multi vehicle driveway offering generous parking whilst still being set back from the road.

Nearby are a variety of local shops, easily accessible transport links and highly sought after primary and secondary schools.

If you are in the market for a family home then look no further than Hunslet Road.





## Property Specification

SPACIOUS FAMILY HOME  
SOUGHT AFTER LOCATION  
TWO RECEPTION ROOMS  
BEAUTIFUL KITCHEN DINER  
FOUR BEDROOMS

Porch

Hallway

Living Room 16' 2" x 13' 7" (4.93m x 4.14m)

Kitchen Diner 19' 3" x 10' 7" (5.87m x 3.23m)

Utility Room 7' 7" x 6' 2" (2.31m x 1.88m)

W/C

Play Room/Snug 16' 5" x 7' 7" (5.00m x 2.31m)

Landing

Bedroom One 12' 6" x 11' 3" (3.81m x 3.43m)

En Suite

Bedroom Two 11' 3" x 7' 8" (3.43m x 2.34m)

Bedroom Three 12' 4" x 8' 9" (3.76m x 2.67m)

Bedroom Four 8' 10" x 6' 7" (2.69m x 2.01m)

Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 15th September 2023

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

