



Chase Road,  
Burntwood, WS7 0DY

Offers in the Region Of £345,000



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4  2  3 

Welcome to Chase Road, an immaculately presented and considerably extended four bedroom family home situated in the highly sought after Burntwood location.

An internal inspection reveals an abundance of useable space including a beautiful modern kitchen diner with separate utility room and guest W/C, versatile snug space, additional sitting/hobby room, spacious family living room with feature fireplace and completing the ground floor is the large conservatory.

Stairs lead to the first floor where the property boasts a lovely landing, four generous bedrooms and a modern family bathroom.

Outside is really where the property separates itself from competition as you have a simply beautiful, well manicured and privately enclosed garden that is the perfect space for any growing family or keen gardener to get their hands on!

To the fore is useful side access and a multi vehicle driveway.

Nearby amenities include highly regarded schools, easily accessible transport links and a handful of local shops.

**CALL NOW TO VIEW!!!**















## Property Specification

CLOSE TO ERASMUS DARWIN ACADEMY  
SOUGHT AFTER LOCATION  
DECEPTIVELY SPACIOUS PROPERTY  
ENVIABLE PLOT SIZE  
BEAUTIFULLY PRESENTED

### Entrance Hall

Living Room 19' 2" x 10' 10" (5.84m x 3.31m)

Kitchen/Breakfast Room 21' 2" x 11' 2" (6.46m x 3.40m)

Conservatory 15' 7" x 10' 11" (4.75m x 3.32m)

Family Room 12' 2" x 6' 9" (3.71m x 2.07m)

Snug 7' 1" x 6' 7" (2.17m x 2.00m)

Utility Room 6' 9" x 6' 7" (2.07m x 2.01m)

W/C

Landing

Bedroom One 12' 0" x 11' 1" (3.67m x 3.38m)

Bedroom Two 11' 1" x 9' 11" (3.39m x 3.02m)

Bedroom Three 9' 4" x 9' 4" (2.84m x 2.84m)

Bedroom Four 15' 6" x 8' 1" (4.72m x 2.46m)

Bathroom

### Agent's Note:

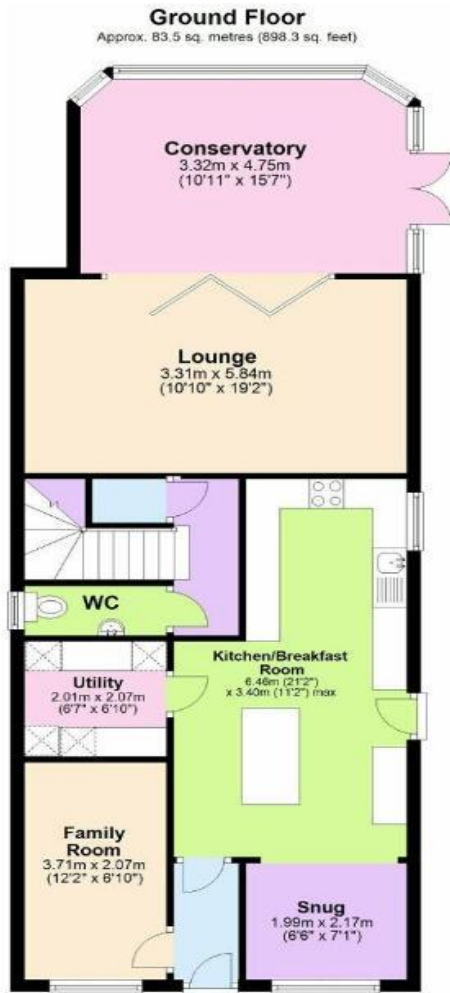
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Came on the market:



# Floor Plan

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



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

