



Chase Road,
Burntwood, WS7 0EA

Offers in the Region Of £235,000

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Paul Carr Estate Agents are pleased to market this spacious and very well presented semi-detached property located in a highly sought after area of Burntwood.

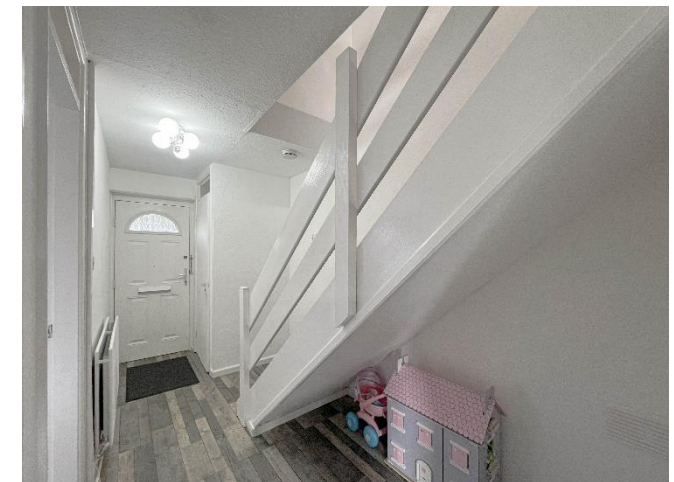
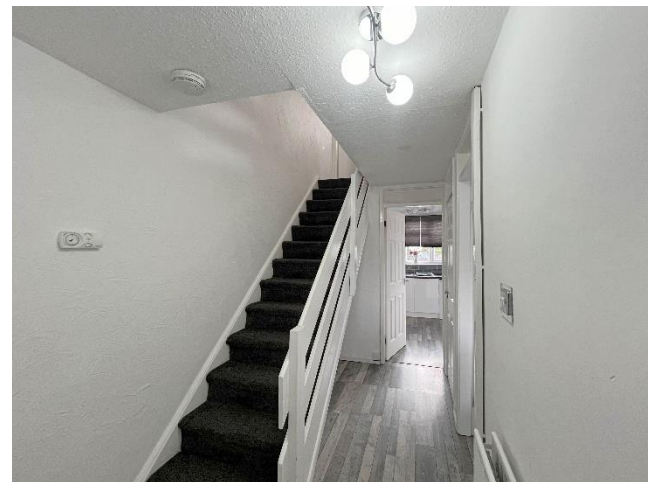
Perfectly located for schools, shops, transport links and plenty of other local amenities. As you enter the property you are welcomed by light and airy hallway with a door leading to the spacious lounge which features a newly fitted media wall and a large window allowing plenty of natural light into the property. Downstairs also has a large kitchen/dining area which has plenty of space for all necessary appliances and completing the ground floor is the guest W/C.

On the first floor is a landing which provides access to the three bedrooms and the family bathroom. They are accompanied by the fully tiled bathroom with three piece suite comprising of a bath with shower over, W.C. and wash basin.

The large rear garden is lawned and slabbed but is very manageable.

The multi vehicle front driveway has recently been paved. It is also worth noting that there is also an extra parking space to the rear of the property.

CALL NOW TO VIEW!!!







Property Specification

SEMI DETACHED PROPERTY
THREE BEDROOMS
KITCHEN / DINER
SPACIOUS LOUNGE
OFF ROAD PARKING

Hall

Living Room 3.46m (11'4") x 2.98m (9'9") max

Kitchen/Dining Room 5.39m (17'8") x 2.98m (9'9")

WC

Landing

Bedroom 1 3.89m (12'9") x 2.90m (9'6")

Bedroom 2 3.60m (11'10") x 3.50m (11'6")

Bedroom 3 2.42m (7'11") x 1.96m (6'5")

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:

Viewer's Note:

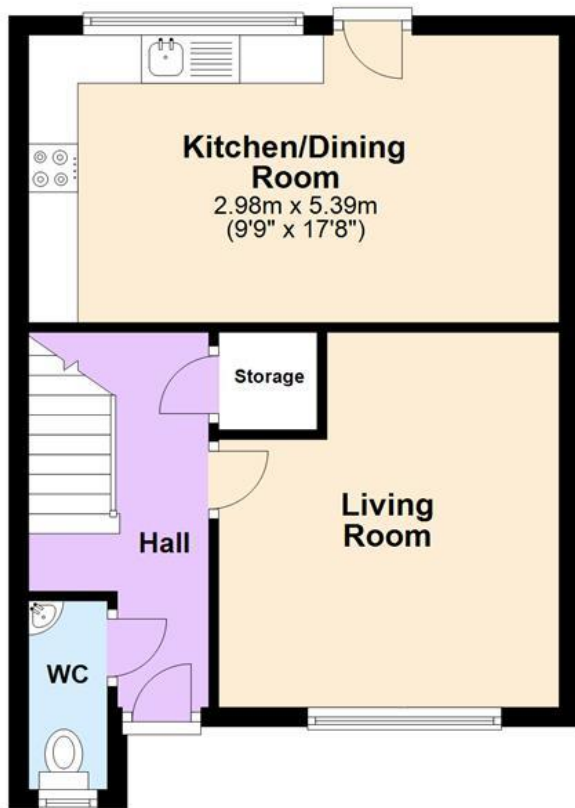
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

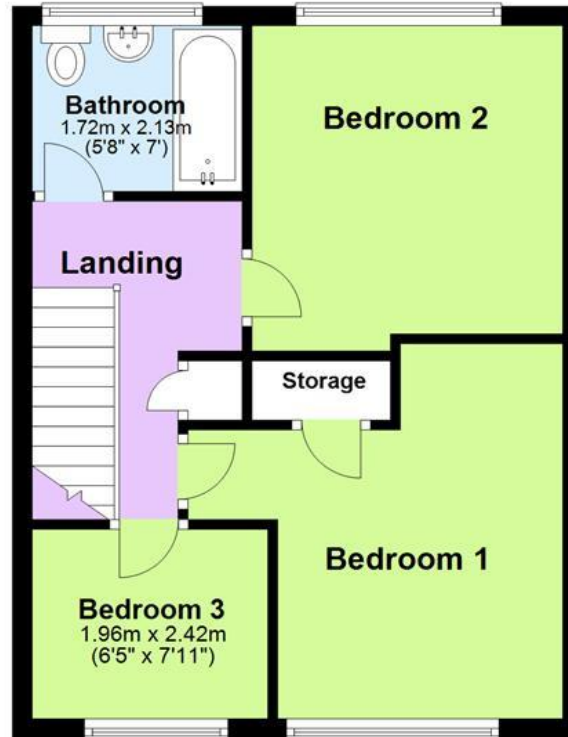
Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

