



£285,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

## Burntwood

Chase Vale  
Burntwood Staffordshire



**Looking for a Bungalow and tired of Chasing your own tail? Then look no further than Chase Vale!**

This superb well-presented detached bungalow is sure to be popular so swift action is strongly advised. Located in this delightful Cul De Sac within walking distance of an array of local amenities and supermarkets, bus routes and great commuting links, easy access to Chasewater and Norton Bog, home to local resident Deer. Internally there is an entrance hall, smart fitted kitchen, spacious lounge diner, two bedrooms and a shower room, large conservatory overlooking the private rear garden. In addition, externally, there is a driveway providing ample off road parking and access to the garage.

- Well Presented Spacious Bungalow
- Two Bedrooms & Shower Room
- Large Conservatory & Private Garden
- Garage & Driveway
- Good Size Lounge Diner & Kitchen
- Walking Distance To Amenities

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed door with glazed side panel and having coving and radiator.

## Living Room 19' 3" x 9' 11" (5.88m x 3.01m)

Having an inset living flame gas fire set within a decorative surround, coving and ceiling rose, radiator and double glazed window to the front elevation.

## Kitchen 10' 8" x 8' 9" (3.26m x 2.66m)

Having a range of matching units extending to base and eye level and fitted work surfaces having an inset sink with chrome mixer tap and tiled splashbacks. Range of integrated appliances including an oven, hob and stainless steel cooker hood over. Further spaces for appliances, tiled floor, double glazed window and door to the side elevation.

## Inner Hall

Having an airing cupboard housing the gas central heating boiler and access to loft space.



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## **Bedroom One** 13' 5" x 10' 0" (4.10m x 3.04m)

Having a range of fitted bedroom furniture including wardrobes, overbed storage units and drawers, decorative ceiling timber beams, laminate floor, radiator and internal double glazed window to the conservatory.



## **Bedroom Two** 9' 11" x 8' 10" (3.01m x 2.70m)

Having laminate floor, radiator, decorative ceiling timber beams and double glazed sliding patio door leading to:



## **Conservatory** 18' 7" x 10' 6" (5.66m x 3.19m)

A spacious conservatory addition having laminate floor, radiator, central ceiling fan/light, internal double glazed door to the garage, double glazed French doors and double glazed windows giving views and access to the rear garden.

## **Shower Room** 7' 5" x 5' 10" (2.27m x 1.77m)

Having a walk-in shower cubicle with fitted shower, vanity wash hand basin with cupboard beneath and low level WC. Tiled walls, radiator and double glazed window to the side elevation.



## **Outside - Front**

The front garden includes a manicured lawned front garden with tarmac driveway providing ample off-road parking and leading to:

## **Garage** 18' 1" x 7' 7" (5.50m x 2.31m)

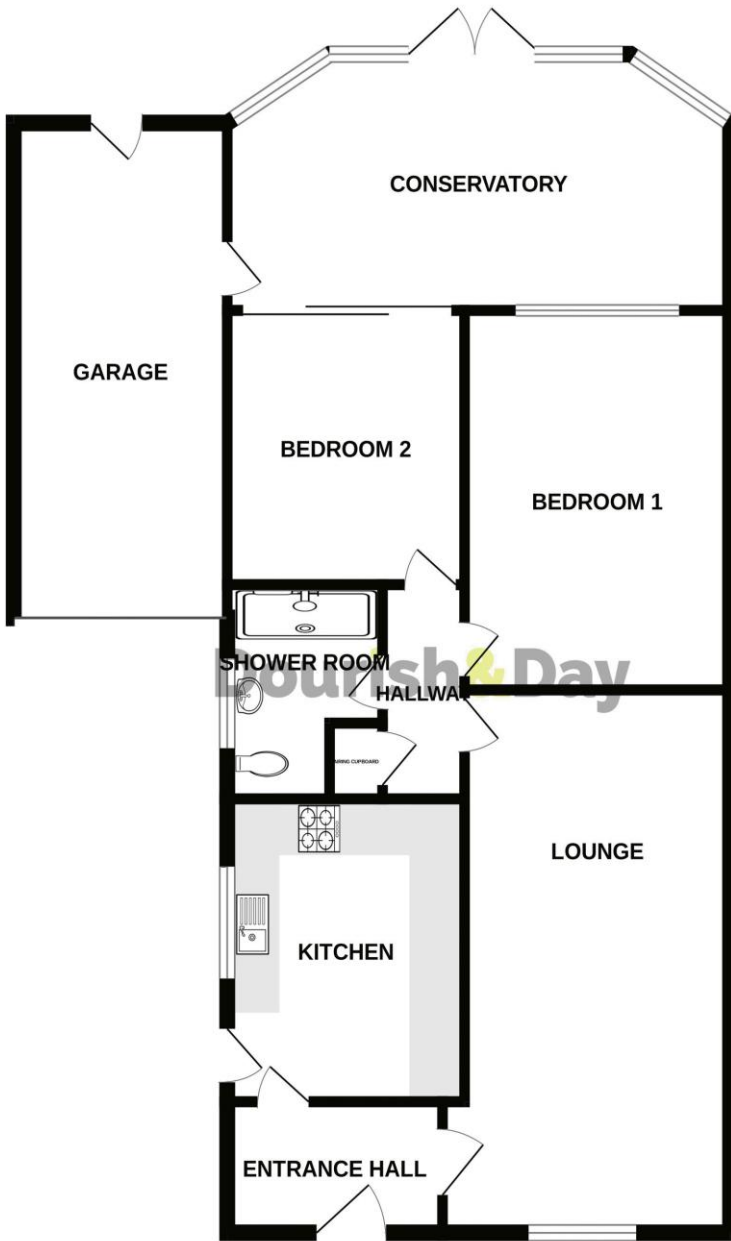
Having an up and over door to the front and double glazed door to the rear garden.

## **Outside - Rear**

The private, well maintained rear garden includes a paved patio seating area overlooking the remainder of the garden being mainly laid to lawn with a variety of beds having plants and shrubs. There is space for a garden shed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Band	Estimated energy costs
A	£10-120
B	£120-145
C	£145-170
D	£170-195
E	£195-220
F	£220-255
G	£255-300

TBC

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