



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: C

## Burntwood

Chase Road  
Burntwood Staffordshire



**Looking for a property to transform into your dream home? On Chase Road, we think this could be the one! This home is ready for modernisation, allowing you to make it truly your own.**

Set slightly elevated from the road in a highly sought-after area, it's close to local shops, amenities, and schools. Inside, the ground floor layout offers a living room, dining room, kitchen, guest WC/utility, and a ground-floor bedroom. Upstairs, you'll find the bathroom and a second double bedroom. Outside, there's a driveway, an extended garage, and front and rear gardens to enjoy.

- Linked Detached House
- Ideal For Buyers Wanting a Project
- Spacious Rooms Ready for Modernisation
- Close To Shops, Schools & Amenities
- Driveway & Garage
- Front & Rear Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





**Living Room** 17' 5" x 10' 2" (5.31m x 3.11m)

Accessed through a wooden entrance door with glazed panel insert and featuring a gas fire set against an exposed brick wall with hearth, radiator and double glazed window to the front elevation.

**Kitchen** 12' 7" x 8' 1" (3.83m x 2.47m)

Fitted with wall and base units with a fitted worktop which incorporates a sink, there is also a radiator, double glazed window to the front elevation and glazed panel side door leading out into the garage.

**Dining Room** 10' 6" x 8' 8" (3.2m x 2.64m)

Having a radiator, double glazed door to the rear elevation and two double glazed windows to the rear elevation.

**Inner Hallway**

Having a storage cupboard and stairs up to the first floor.



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## **Ground Floor Bedroom** 10' 5" x 11' 5" (3.18m x 3.48m)

A double bedroom with a radiator and double glazed window to the rear elevation.

## **Guest WC/Utility** 8' 5" x 4' 8" (2.57m x 1.42m)

Fitted with a WC, sink drainer unit and having spaces for appliances, window and door to the garage.

## **First Floor Landing**

Having a large storage cupboard.

## **First Floor Bedroom** 14' 6" x 12' 6" (4.42m x 3.8m)

A second double bedroom with a radiator and double glazed window to the front elevation.

## **Bathroom** 10' 8" x 4' 8" (3.25m x 1.42m)

Fitted with a suite which includes a WC, bath and pedestal wash hand basin. The room also features an airing cupboard, loft access point, radiator and double glazed window to the side elevation.

## **Outside - Front**

To the front of the property you will find a lawned front garden and driveway leading up to the:

## **Garage** 29' 6" x 8' 10" (9m x 2.68m)

A tandem length garage accessed through a one and a half barn style garage door with a window and door leading out to the garden.

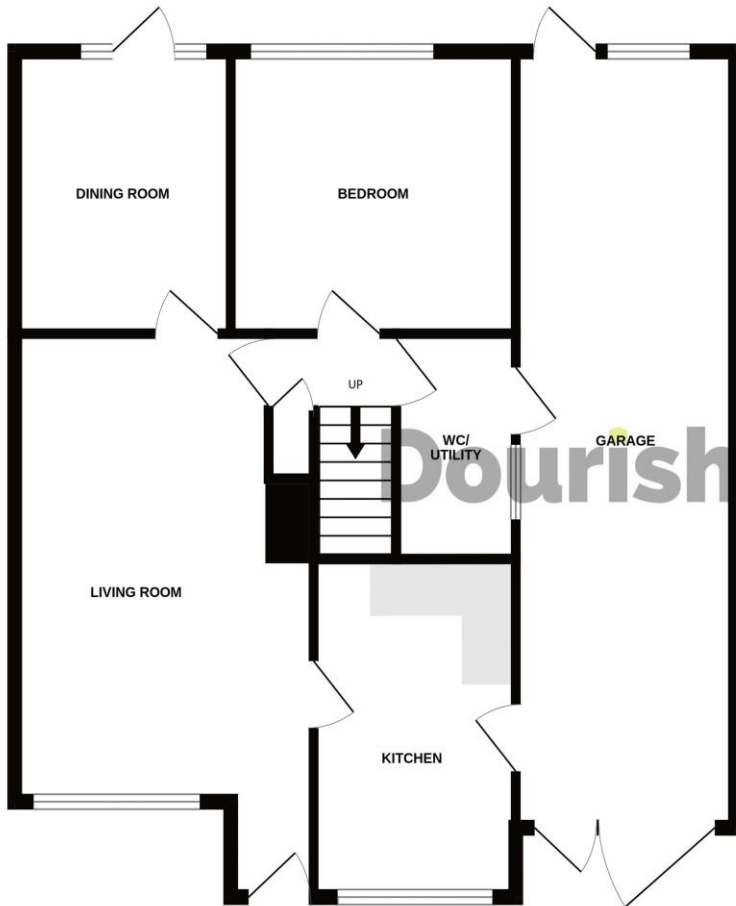
## **Outside - Rear**

A mature, established garden with a paved seating area, lawn and planting beds.

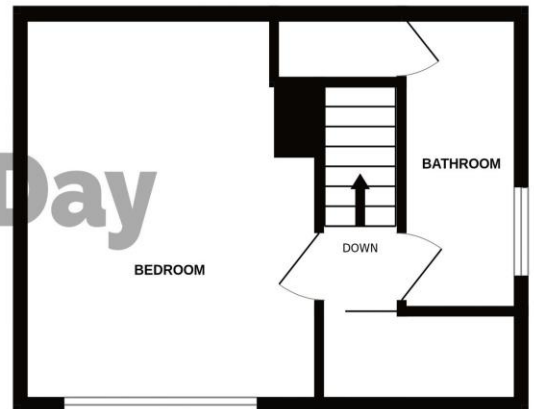




GROUND FLOOR



1ST 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



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