



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

99 CHASE ROAD, BURNTWOOD, STAFFS, WS7 0DU

£195,000





Offered with no onward chain Chariot Estates are offering for sale this traditional three bedroom semi-detached property. Briefly comprising of an entrance hall, lounge, kitchen/diner, three bedrooms, bathroom, rear garden and ample parking to fore.

Situated on Chase Road, Burntwood the property is within easy reach to the facilities offered at Swan Island as well as useful road links to the A5, M6 Toll Road and the A38.

Set off away from the road there is a fore driveway with an adjacent lawn offering ample parking, access to the rear with entrance via a double glazed door into:

PORCH:

Having a double glazed window to the side, radiator and a further door to:

HALLWAY:

Having a radiator, stairs to first floor accommodation and a door to:

LOUNGE:

4.16m x 4.08m Having a double glazed window to fore, brick built fire surround and a door to:

KITCHEN/ DINER:

3.52m x 1.97m Having a range of wall mounted and base units, double glazed window to the side, sink and drainer, radiator, space for appliances, space for a dining table and a wall mounted cupboard that houses the boiler.



LANDING:

Having roof access and doors to:

BEDROOM ONE:

3.67m x 2.69m Having a double glazed window to the rear, radiator and built in wardrobes.

BEDROOM TWO:

3.42m x 3.17m Having a radiator and a double glazed window to fore.

BEDROOM THREE:

2.41m x 1.98m 2.41m x 1.98m Having a radiator and a double glazed window to the rear.

BATHROOM:

Having a bath with a shower over, sink and W.C set into a vanity unit, double glazed window to fore, radiator and laminate flooring.

REAR GARDEN:

Having a paved patio area with a pathway and lawn, side access to fore and being enclosed by a fenced perimeter.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

TENURE: Freehold

E- MAIL: burntwood@chariotestates.co.uk

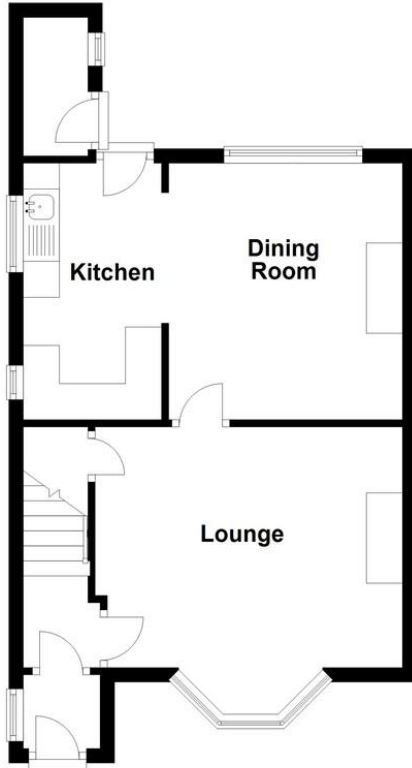


WEBSITE: www.chariotestates.co.uk



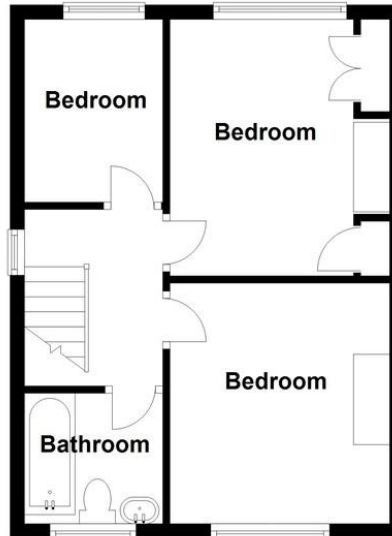
Chase Road

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	