



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

5 ST ANNES CLOSE, BURNTWOOD, STAFFS, WS7 3QN  
OFFERS IN REGION OF £299,500







Chariot Estates are pleased to be marketing this well presented three bedroom detached bungalow set in a quiet cul-de-sac location, having a block paved driveway providing off road parking for at least 2 cars, a planted feature, door to the garage, access to both sides of the property and a double glazed door into the porch.

The property benefits from having both gas and electrical certs being done and having recently newly installed wired smoke alarms.

The property is located within easy reach of the A5 and m6 Toll roads, bus routes, shops and schools.

#### **PORCH:**

Having a double glazed front door, laminate flooring and door to lounge-diner.

#### **LOUNGE:**

6.07m max x 5.34m max: Having a feature fireplace with fitted coal effect gas fire set upon a raised hearth with brick surround, laminate flooring, coving, TV & phone sockets, ceiling and wall light points, radiator, dining area, window and door to side of property, door to inner hall and door off to kitchen.

#### **KITCHEN:**

6.07m x 5.34m Having a range of matching wall and base units incorporating display cabinets, cupboards, drawers, wine rack and work surfaces, inset bowl sink and drainer with mono tap, wall tiling, tiled flooring, ceiling light point, space for oven, space and plumbing for washing machine and fridge, storage cupboard and



window to front.

#### **INNER HALL:**

Having laminate flooring, useful storage cupboard, radiator and doors off too:

#### **MASTER BEDROOM:**

2.67m x 5.94m max Having laminate flooring, radiator, ceiling light point and a double glazed window to the rear.

#### **BEDROOM TWO:**

2.74m x 4.11m max Having laminate flooring, radiator, ceiling light point and a double glazed window to the rear.

#### **BEDROOM THREE:**

2.67m x 2.51m Having laminate flooring, radiator, ceiling light point and double glazed patio doors leading off to the rear garden.

#### **SHOWER ROOM:**

Having a white suite comprising of a shower cubicle, pedestal wash hand basin, radiator, tiled walls and flooring, ceiling light point and obscure double glazed window to the side.

#### **GUEST WC:**

Having a white suite comprising of a low level flush W.C, wash hand basin set into a vanity unit, tiled flooring, ceiling light point and an obscure double glazed window to the side.

#### **INTEGRAL GARAGE:**

2.74m x 5.34m: Having an up and over door, boiler,



electric box, power points and water supply.

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

#### **VIEWINGS:**

Via Chariot Estates 01543 686877

TENURE: To Be Confirmed By Solicitors





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		