



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

1 FOXCROFT CLOSE, BURNTWOOD, STAFFS, WS7 4ST

£435,000





Chariot Estates are excited to bring to the market this beautifully individually designed three bedroom detached property. Being finished to a high standard with an internal inspection highly recommended the property briefly comprises of a welcoming hallway, converted garage to a gym, lounge, dining room, fitted kitchen, utility area, downstairs double bedrooms, spacious downstairs bathroom, two first floor bedrooms with the master having a lounge area, dressing area and en-suite, low maintenance garden with summerhouse and ample off road parking to fore.

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

Set off away from the road nestled on a generous corner plot the property has a great sized frontage that incorporates ample off road parking, side access with entrance via a modern composite door into:

ENTRANCE HALLWAY:

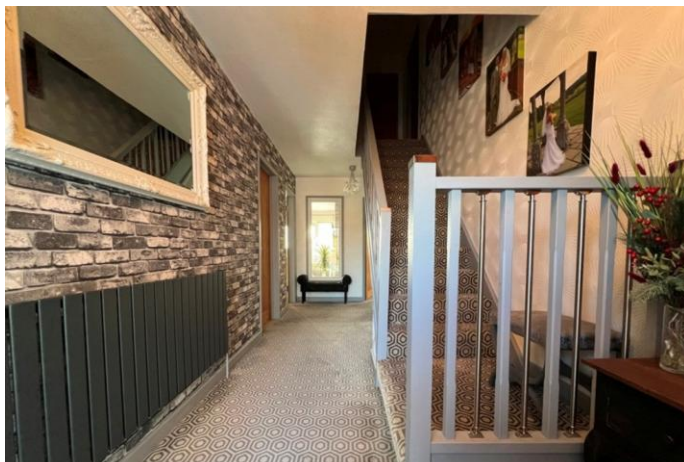
Having a radiator, stairs to the first floor accommodation and doors to the gym, lounge, dining room, downstairs double bedroom and the downstairs bathroom.

GYM (CONVERTED GARAGE)

5.30m x 2.61m Having a radiator and two double glazed windows to fore.

LOUNGE:

5.17m x 3.80m Having double glazed patio doors with side windows that open out to the rear garden,



radiator and a feature fireplace with a living flame.

DINING ROOM:

4.08m x 2.98m Having a radiator opening to the kitchen, two sliding doors into a storage area and a utility area, Valliant boiler set in a hideaway cupboard with double glazed patio doors that open out to the rear garden.

UTILITY AREA:

Having a double glazed door to the side, space for a washer and dryer and a radiator.

KITCHEN:

2.89m x 2.81m Having a range of wall mounted and base units, work surfaces, inset 1 ½ sink and drainer with a mixer tap over, space for a range oven, space for a free standing fridge/freezer, splash back tiling, extractor hood and a double glazed window to the side.

DOWNSTAIRS BATHROOM/ BEDROOM THREE:

2.74m x 2.63m Having a walk in shower, free standing bath, wash basin and W.C set in a vanity unit, radiator, tiled flooring, inset lighting, extractor fan with two double glazed windows to the side.

DOWNSTAIRS BEDROOM:

3.66m x 3.62m Having a radiator and a double glazed window to fore.

LANDING:

Having doors to the two further bedrooms and a useful storage cupboard.

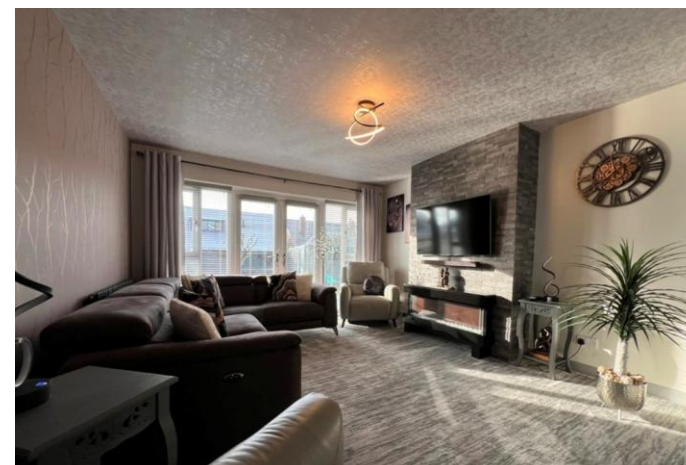


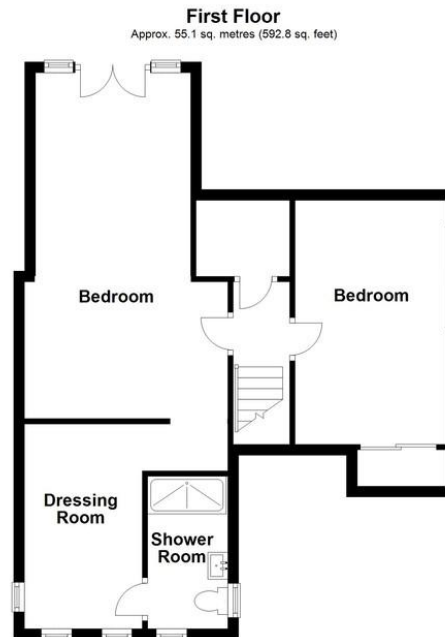
MASTER BEDROOM:

6.56m x 3.72m Being of a great size having a seating area with views, two radiators with an opening to a corridor through to the DRESSING AREA Having some great storage space with two double glazed windows to fore and a door to:

EN-SUITE:

Having a walk in shower, W.C and basin set into a vanity unit, inset ceiling lights, wall mounted heater, extractor fan and a double glazed window to the side





Total area: approx. 148.0 sq. metres (1593.0 sq. feet)



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