



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

10 DALE DRIVE, BURNTWOOD, STAFFS, WS7 9AA

£285,000





Offered chain free Chariot Estate Agents are pleased to offer this spacious, extended semi detached property situated in a cul-de-sac ideally located for shops, schools, transport links and amenities. This lovely home is approached via a front door into a spacious hallway with a spacious lounge to the front elevation, a separate reception room, continuing through the ground floor is an extended fitted breakfast kitchen, shower room. On the first floor is a landing that provides access to the three good sized bedrooms, they are accompanied by the family bathroom. The rear garden is a very good size and ideal for a family to enjoy, with lawned area a patio ideal for garden furniture and shrub borders. To the front is a shared access to the driveway. The property is offered with no upward chain and internal viewing is highly recommended.

Situated within Burntwood the property is within easy reach to the facilities offered both at Burntwood Town Shopping Centre and Swan Island where you can find a variety of shops



ENTRANCE HALLWAY:

Having laminate flooring, radiator, door to the downstairs shower room and a door to:

EXTENDED KITCHEN/ DINER:

17' 7" x 14' 3" (5.36m x 4.34m) Having a range of wall mounted and base units, work surfaces, range oven which is included in the sale, space for an American style fridge/freezer, space for a tumble dryer and washing machine, useful pantry, radiator, laminate flooring, stainless steel circular sink and drainer,

extractor hood, opening to the study/bedroom four, double glazed window to the rear, space for a dining table and chairs and a double glazed door that opens out to the rear garden.

LOUNGE:

14' 3" x 12' 5" (4.34m x 3.78m) Having a fitted wood burner, contemporary radiator, laminate flooring and a double glazed window to fore.

STUDY/BEDROOM FOUR/ DINNIG ROOM:

12' 10" x 10' 0" (3.91m x 3.05m) Having laminate flooring, radiator, double glazed window to the side and double glazed patio doors that open out to the rear garden.

DOWN STAIRS SHOWER ROOM:

7' 6" x 6' 6" (2.28m x 1.98m) Having a shower cubicle, wash basin set in a storage cupboard, low level flush W.V, radiator, inset ceiling lights and a double glazed window to fore.

LANDING:

Having access to the roof, airing cupboard which houses the Valliant boiler with linen shelving and doors to:

BEDROOM ONE:

14' 2" x 9' 8" (4.31m x 2.94m) Having two double glazed windows to the rear and a radiator.

BEDROOM TWO:

9' 4" x 7' 5" (2.84m x 2.26m) Having a radiator and a double glazed window to fore.



BEDROOM THREE:

7' 1" x 6' 7" (2.16m x 2.01m) Having a radiator and a double glazed window to fore.

BATHROOM:

6' 0" x 5' 7" (1.83m x 1.70m) Having a panelled bath with a shower over, wash hand basin, low level flush W.C, chrome heated towel rail and a double glazed window to the side.

EXTENSIVE REAR GARDEN:



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		