



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

176-180 IRONSTONE ROAD, BURNTWOOD, STAFFS, WS7 1LF

AUCTION GUIDE PRICE £380,000





Chariot Estate agents are offering a unique opportunity to acquire these three traditional terraced properties. With a starting bid of £380,000 they briefly comprise of two, two bed end terraced properties and one two bedroom mid terraced property. Below are the properties descriptions with measurements:

Number 176: Two bed end terraced:

Having a small fore courtyard with a double glazed door to:

PORCH: Further door into:

LOUNGE:

7.11m x 3.56m Having two radiators, double glazed door to the rear, door to kitchen, double glazed door to the fore and having stairs off.

KITCHEN:

2.52m x 1.78m Having wall and base units, sink, space for oven, double glazed window to the side, door to wet room and a radiator.

WET ROOM

1.86m x 1.69m Having a double glazed window to the rear, pedestal wash hand basin, low level flush W.C and tiled splash back.

BEDROOM ONE:

3.47m x 3.32m Having a double glazed window to the fore, radiator and two cupboards.

BEDROOM TWO:

2.99m x 2.75m Having a double glazed window to the



rear, radiator and a cupboard.

REAR COURTYARD:

Ideal little space to put a clothes airer or your bin.

Number 178: Two bed mid terraced:

Having a small fore courtyard with a double glazed door into:

SPACIOUS LOUNGE/ DINER:

7.03m x 3.67m Having a double glazed window to fore, two radiators, useful under stair storage cupboard, door to kitchen, stairs up to the first floor accommodation and a door to the rear courtyard.

KITCHEN:

2.40m x 1.89m Having a range of wall mounted and base units, roll top work surfaces, stainless steel sink and drainer with a mixer tap over, electric hob and oven with an extractor hood over, double glazed window to the side, space for a washer and fridge and a door to:

DOWNSTAIRS WET ROOM:

1.77m x 1.76m Having a shower, low level flush W.C, pedestal wash basin and a double glazed window to the side.

LANDING:

Having roof access and doors to:

BEDROOM ONE:

3.68m x 3.41m Having a radiator and a double glazed window to fore.



BEDROOM TWO:

3.39m x 2.72m Having a useful storage cupboard that houses the Ariston combi boiler, radiator and a double glazed window to the rear.

REAR:

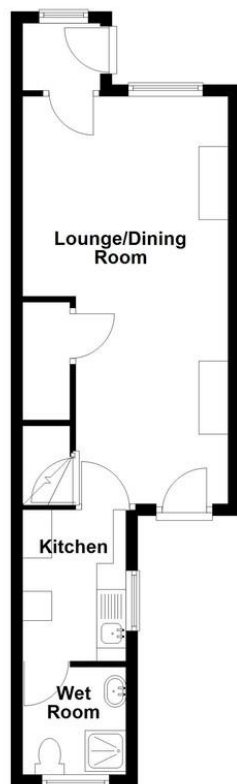
Having a small courtyard with a gate to the rear parking which is shared with 176.

EPC: 47 – 85

Number 180: An extended two bed end terraced with

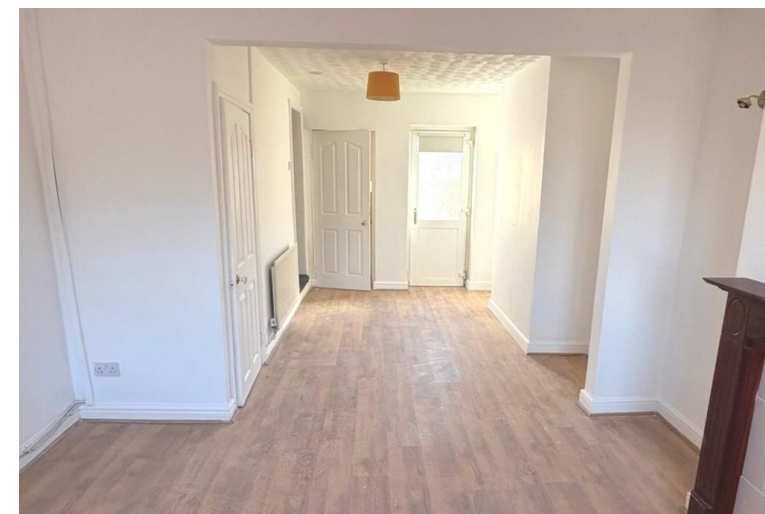
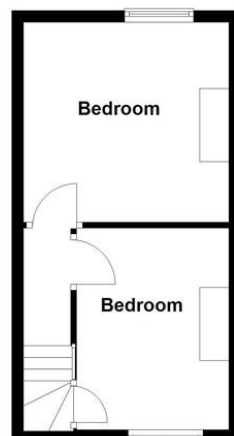


176 Ironstone Road
Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 58.7 sq. metres (632.2 sq. feet)

First Floor
Approx. 24.9 sq. metres (267.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		