





Offered with no onward chain Chariot Estates are pleased to offer this three bedroom end terraced property briefly comprising of: Gas central heating, double glazing, entrance hall, lounge, kitchen/diner, downstairs bathroom, three bedrooms, garage and off road parking.

Situated within Chasetown, Burntwood the property is within easy reach to the facilities offered on the High Street as well as useful road links to the A5, M6 Toll Road and the A38.

A new roof is booked in to be completed for the end of April/beginning of May, this will have a 10 year warantee.

Set away from the road there is a good sized block paved driveway which provides off road parking, adjacent lawn, access into the garage with a double glazed door from the side into:

#### **ENTRANCE HALLWAY:**

Having a radiator, stairs to the first floor accommodation with doors to the lounge, kitchen/diner and bathroom.

#### **LOUNGE:**

4.32m x 3.34m Having a double glazed window to fore, radiator and a feature fireplace.

#### **KITCHEN/ DINER:**

2.88m x 2.53m Having a range of wall mounted and base units, roll top work surfaces with inset sink and drainer, space for a cooker, space for a washer, useful



pantry, integral oven and hob with an archway to

#### **DINING AREA:**

2.67m x 1.58m Having a double glazed window to the rear, door to the outer lobby and a radiator.

#### **DOWNSTAIRS BATHROOM:**

1.67m 1.62m Having a panelled bath with shower over, low level flush W.C, tiled walls, pedestal wash basin, radiator and a glazed window to the rear.

#### **REAR LOBBY:**

Having wall lighting, door to the rear garden and a door to the garage.

#### **LANDING:**

Having roof access with doors to:

#### **BEDROOM ONE:**

4.33m x 3.35m Having a double glazed window to fore, fitted wardrobes and a radiator.

#### **BEDROOM TWO:**

3.84m x 2.05m Having a double glazed window to the rear and a radiator.

#### **BEDROOM THREE:**

2.19m x 2.09m Having a double glazed window to the rear and a radiator.

#### **REAR GARDEN:**

Having a patio, neatly laid lawn, fence panelling, shed, well maintained boarders and a cold water tap.

#### **GA RAGE:**



5.67m x 2.75m Having a double glazed door, light, power, space for for appliances and a door out to the rear lobby.

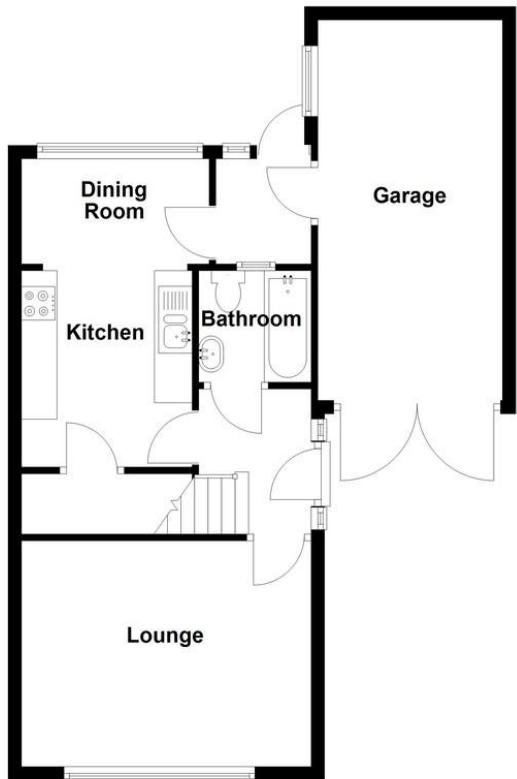
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

#### **VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77



**Newgate Street**  
Approx. 55.5 sq. metres (596.9 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (352.0 sq. feet)

