



## 27 Thorpe Avenue, Burntwood, Staffs, WS7 1NF

£260,000

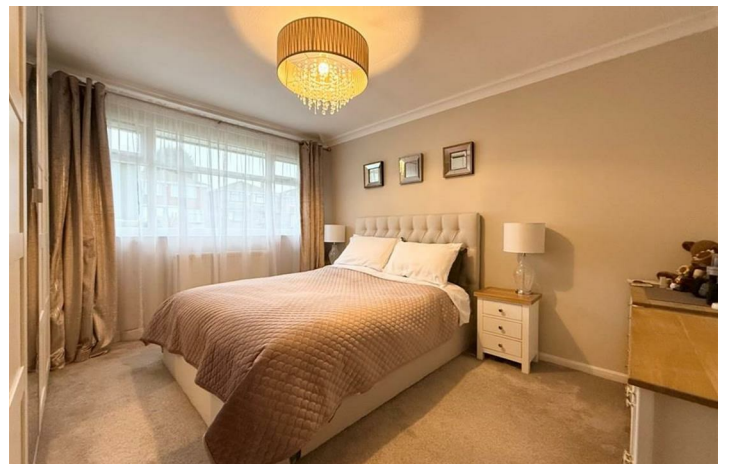
- A lovely two bedroom detached bungalow
- Welcoming hallway
- Fitted kitchen
- Bathroom
- Garage
- Offered with no onward chain
- Spacious lounge/diner
- Two bedrooms
- Enclosed south facing rear garden
- Ample off road parking

# 27 Thorpe Avenue, Staffs WS7 1NF

Offered chain free Chariot's are delighted to offer for sale this well presented two bedroom detached bungalow. Briefly comprising of an entrance hall, spacious lounge, fitted kitchen, two bedrooms, bathroom, enclosed south facing rear garden, garage and off road parking.



Council Tax Band: C



Offered chain free Chariot Estates are delighted to bring to the market this beautifully presented two bedroom detached bungalow. Briefly comprising of a fore lawn and driveway, welcoming hallway, spacious lounge/diner, fitted kitchen, spacious lounge/diner, two well proportioned bedrooms, bathroom, enclosed south facing rear garden and a garage.

Situated within Chase Terrace, Burntwood the property is within easy reach to the facilities offered at Burntwood Town Centre where you can find coffee shops, 24/7 gym, supermarkets, doctors and dentists as well as useful road links to the A5 and M6 Toll Road and Chasewater which is an area of natural beauty.

Set well away from the road the property has a great sized frontage that incorporates a fore lawn and driveway which leads to the garage and entrance door that opens into:

#### ENTRANCE HALLWAY:

Having a radiator, laminate flooring and doors to the bedrooms, bathroom & lounge.

#### SPACIOUS LOUNGE/DINER:

16'4" x 11'2"

Having laminate flooring, radiator, door into the kitchen and patio doors that open out to the rear garden.

#### FITTED KITCHEN:

8'6" x 8'0"

Having wall mounted and base units, work surfaces, integrated oven, fridge and freezer, 1 ½ sink and drainer with a mixer tap over, gas hob with an extractor hood over, wall mounted boiler set in a wall mounted cupboard, laminate flooring, inset lighting with a double glazed window to the side and rear.

#### BEDROOM ONE:

12'5" x 11'2"

Having a radiator and a double glazed window to fore.

#### BEDROOM TWO:

9'7" x 8'5"

Having a radiator and a double glazed window to fore.

#### BATHROOM:

Fitted with a white suite comprising of a panelled bath with a shower over, low level flush W.C, pedestal wash hand basin, chrome heated towel rail and a double glazed window to the side.

#### ENCLOSED SOUTH FACING REAR GARDEN:

Having a paved patio area, lawn, fence panelling, access to the garage with gated access to fore.

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

Due to legislation we require to carry out anti money laundering checks on all potential buyers and giftors at a cost of £40 + VAT = £48. This fee is non-refundable.

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#### VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

TENURE: Freehold

COUNCIL TAX BAND: C

Epc; D

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



### Directions

Wants £260,000

### Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

