



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



7 Carlton Crescent, Burntwood, WS7 2EP

£315,000

- A fully re-furbished three bedroom semi-detached property
- Newly fitted windows, electricis and central heating system
- Four bedrooms
- Viewing highly recommended
- No onward chain
- Open plan modern fitted kitchen and lounge
- Located in Burntwood
- Epc C

7 Carlton Crescent, Burntwood WS7 2EP

Chariot Estates are pleased to market this family home on Carlton Crescent, Burntwood, this beautifully refurbished house offers a perfect blend of modern comfort and classic appeal.

The property has undergone extensive refurbishment, featuring new electrics, central heating, which promises efficiency and warmth throughout the year. Additionally, the installation of new windows enhances both the aesthetic and energy efficiency of the home, allowing for plenty of natural light to fill the living spaces.

One of the standout features of this property is the absence of an onward chain, making the buying process smoother and more straightforward for prospective homeowners.

Viewing is essential to appreciate the work that has undergone on this property.



Council Tax Band: B



Having a tarmacadam driveway and lawn area to fore with a composite door into:

Entrance Hallway

Having a radiator, cupboard housing the electric meter and a door into:

Re-Fitted Open Plan Kitchen/Lounge

15'2" x 6'12"

Having wall mounted and base units, roll top preparation surfaces, stainless steel sink and drainer, oven and hob with extractor fan over, laminate flooring and a double glazed window to the fore.

Lounge Area

20'1" x 13'10"

Having stairs leading off to the first floor accomodation, laminate flooring, radiator, double glazed window to the rear, double glazed French doors leading out to the rear garden.

Bedroom Four/Snug

9'10" x 7'9"

Having a double glazed window to the fore, radaitor and a door leading into the Guest W.C

Guest W.C

Having a low level flush W.C and a built in wash basin.

Landing

Having an obscure double glazed window to the side, loft hatch with lighting.

Bedroom One

10'5" x 10'

Having a double glazed window to the rear and a radiator.

Bedroom Two

10'5" x 9'10"

Having a double glazed window to the fore and a radiator.

Bedroom Three

9'4" x 6'11"

Having a double glazed window to the fore and a radiator.

Re-Fitted Family Bathroom

9'2" x 6'5"

Having a low level flush W.C, wash hand basin set into vanity unit, tiled in bath with shower over, full heigh splash back tiling heated towel rail, extractor, combi boiler and an obscure double glazed window to the rear.

Rear Garden

Having a paved patio area with two steps leading upto the lawn area and all being enclosed by a fenced perimeter.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

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 TENURE: Freehold Upon Completion E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk



Directions

Viewings

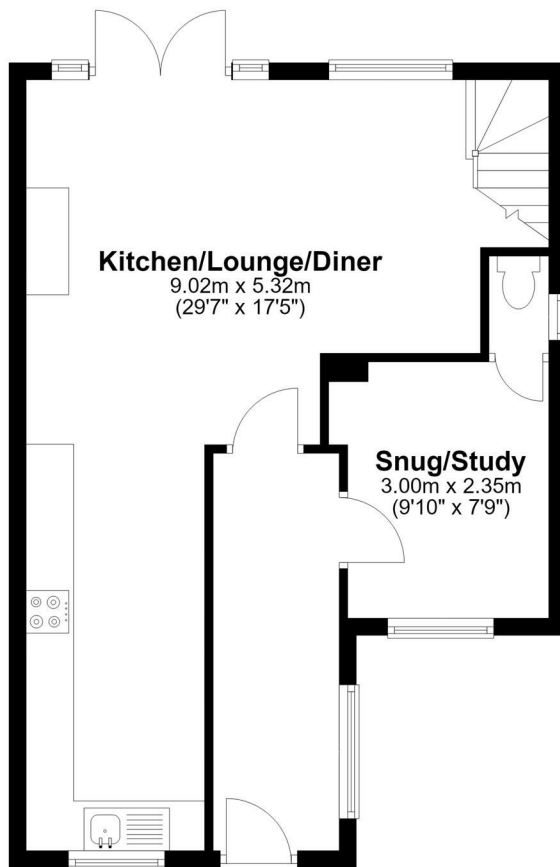
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Garage
Approx. 48.1 sq. metres (518.1 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.7 sq. feet)

