



High Street, Chasetown
Burntwood, WS7 3XH

Offers in the Region Of £350,000

Chasetown

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WELCOME TO HIGH STREET, CHASETOWN... Paul Carr Estate Agents are delighted to bring to market this fabulous detached property located in the heart of Burntwood. Offering spacious family living, schools, shops and transport links right on your doorstep, this is the ideal property for those who want everything within walking distance.

An internal inspection reveals a porch, hallway, good sized lounge/ dining space, breakfast kitchen (with separate utility), downstairs WC, an additional snug/ bedroom/ office space and a conservatory to the rear overlooking the garden. Its important to note there is also ample storage space, with a tandem garage stretching nearly the full length of the property. The garage also has front to back access.

Upstairs there are three spacious bedrooms- two of which have built in wardrobes and the main family bathroom.

Externally the property has the most incredible garden, with matured borders, this makes an ideal space for growing families who love the outdoors and pets!

To the fore of the property there is a good sized driveway for ample vehicles.

If you think High Street could be the house for you give us a call today on 01543 686444!!







Property Specification

DETACHED FAMILY HOME IN THE HEART OF BURNTWOOD
ERASMUS DARWIN CATCHMENT AREA
POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
THREE/ FOUR BEDROOMS
SPACIOUS FAMILY LIVING AREA

Porch

Reception Hall

Lounge Diner 11' 6" x 24' 5" (3.50m x 7.45m)

Kitchen 14' 9" x 9' 8" (4.50m x 2.95m)

Utility Room 7' 1" x 7' 1" (2.17m x 2.15m)

Conservatory 18' 9" x 10' 6" (5.72m x 3.20m)

W/C

Additional Sitting/Dining 8' 4" x 13' 1" (2.54m x 4.00m)

Landing

Bedroom One 11' 7" x 12' 6" (3.52m x 3.82m)

Bedroom Two 10' 6" x 11' 6" (3.20m x 3.51m)

Bedroom Three 8' 7" x 9' 5" (2.62m x 2.86m)

Bathroom

Tandem Garage 9' 11" x 31' 9" (3.02m x 9.68m)

Viewer's Note:

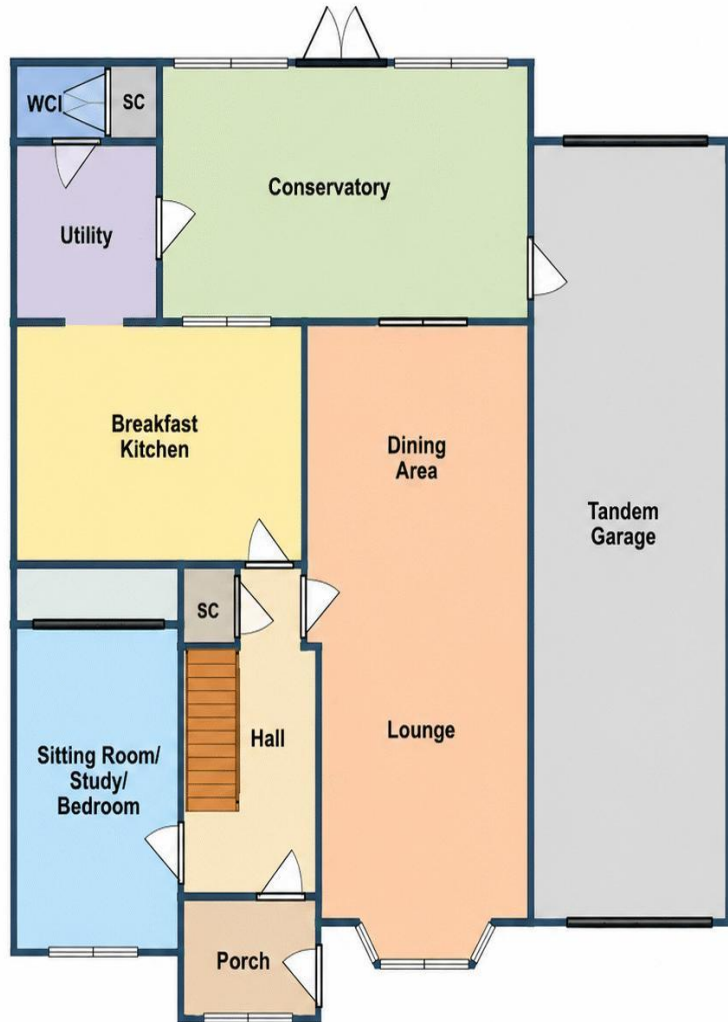
Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

