



New Street, Chasetown
Burntwood, WS7 3XY

Offers in the Region Of £300,000

Chasetown

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Welcome to New Street, Chasetown, where this impressive three-bedroom semi-detached property offers a fantastic opportunity for a buyer seeking a home that is finished to an impeccable standard throughout, with excellent versatility and further potential subject to the necessary planning permissions.

An internal inspection reveals a beautifully presented home featuring a highly specified modern kitchen, thoughtfully designed with quality fittings and finishes, alongside a lovely living room providing a comfortable and inviting space. The property benefits from three bedrooms, with one conveniently located on the ground floor, making it ideal for a variety of buyers and offering excellent flexibility. There are also two bathrooms, including a ground-floor bathroom, adding further practicality to the accommodation. Externally, the property continues to impress with a beautifully landscaped rear garden, providing an attractive private outdoor space that is perfect for entertaining or relaxing. There is also off-road parking to the front/side of the property.

The location is particularly appealing for families, being within close proximity to Erasmus Darwin Academy, a highly sought-after local school, as well as St Joseph's and St Theresa's Catholic Primary School. Chasetown also offers a range of local amenities, shops, transport links and recreational facilities. A further major attraction is the excellent potential for additional accommodation or improvements, subject to obtaining the relevant planning permissions and consents. A truly exceptional home, offering stylish accommodation, excellent versatility and exciting future potential. An internal inspection is highly recommended.







Property Specification

Impeccably Presented Throughout
Highly Specified Modern Kitchen
Three Spacious Bedrooms
Beautifully Landscaped Rear Garden
Off-Road Parking

Hall 3.12m (10'3") x 1.31m (4'4")

Living Room 4.35m (14'3") x 3.78m (12'5")

Kitchen/Breakfast Room 5.19m (17') max x 3.75m (12'4")

Bathroom 3.75m (12'4") x 2.43m (8')

Shower Room 2.52m (8'3") x 1.21m (4') plus 0.63m (2'1") x 0.63m (2'1")

Landing 3.68m (12'1") x 1.30m (4'3") plus 0.63m (2'1") x 0.63m (2'1")

Bedroom 1 3.75m (12'4") x 3.40m (11'2") max plus 0.63m (2'1") x 0.63m (2'1")

Bedroom 2 3.67m (12') x 2.63m (8'8") plus 0.63m (2'1") x 0.63m (2'1")

Bedroom 3 4.00m (13'1") x 2.78m (9'1")

Agent's Note:

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. Came on the market:

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.

Viewer's Note:

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

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		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Map Location

