



25 Summerfield Road, Burntwood, Staffordshire, WS7 4UA

£215,000

- An ideal first time buy!
- Entrance porch & hallway
- Extended lounge/dining room
- Three bedrooms
- Enclosed rear garden
- Extended three bedroom end terraced property
- Fitted kitchen
- Guest W.C
- Bathroom
- Off road parking

# 25 Summerfield Road, Staffordshire WS7 4UA

Chariot Estates are delighted to offer for sale this extended three bedroom end terraced property. Comprising of GCH system, d/glazing, porch, hall, modern kitchen, guest W.C, spacious lounge/diner, 3 bedrooms, bathroom, rear garden and off road parking. An ideal first time buy!



Council Tax Band: B



Chariot Estates are delighted to bring to the market this beautifully presented and well extended three good sized bedroom end terraced property. Briefly comprising of an entrance porch, hallway, extended lounge/diner, modern kitchen, guest W.C, three bedrooms, spacious bathroom, rear garden and a block paved frontage which provides off road parking.

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

Set off away from the road the property has a fore block paved driveway with gated access to the rear and entrance via a double glazed door into:

#### ENTRANCE PORCH:

Having a double glazed window to the side and a door to:

#### ENTRANCE HALLWAY:

Having laminate flooring, radiator, door to a useful storage cupboard with further doors to the guest W.C, lounge and an opening to the kitchen.

#### GUEST W.C:

Having a low level flush W.C, wash hand basin, splash back tiling, laminate flooring and a double glazed window to fore.

#### CONTEMPORARY KITCHEN:

10'2" x 8'4"

Having a range of wall mounted and base units, roll top work surfaces, inset 1 ½ bowl sink and drainer with flexi taps over, space and plumbing for an automatic washing machine, space for a fridge/freezer, built in oven with a gas hob and extractor over, integral dishwasher, radiator and a double glazed window to fore.

#### EXTENDED LOUNGE/DINING ROOM:

19'7" x 15'0"

Having laminate flooring, radiator, feature fireplace with an electric fire fitted, double glazed sliding patio doors that open out into the rear garden and stairs that lead up to the first floor accommodation.

#### LANDING:

Having access to the roof void which has lighting, door to a storage cupboard with doors into:

#### BEDROOM ONE:

19'2" x 9'0"

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

#### BEDROOM TWO:

10'3" x 9'0"

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

#### BEDROOM THREE:

14'6" x 5'8"

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

#### SPACIOUS BATHROOM:

9'5" x 5'8"

Having a shaped bath, separate shower cubicle, low level flush W.C, pedestal wash hand basin, wall tiling, heated towel rail and a double glazed window to fore.

#### REAR GARDEN:

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

The property also benefits from being re-wire

Previously the property had a garage to the rear of the property which has now been removed, this land is registered as leasehold with zero charges.

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:

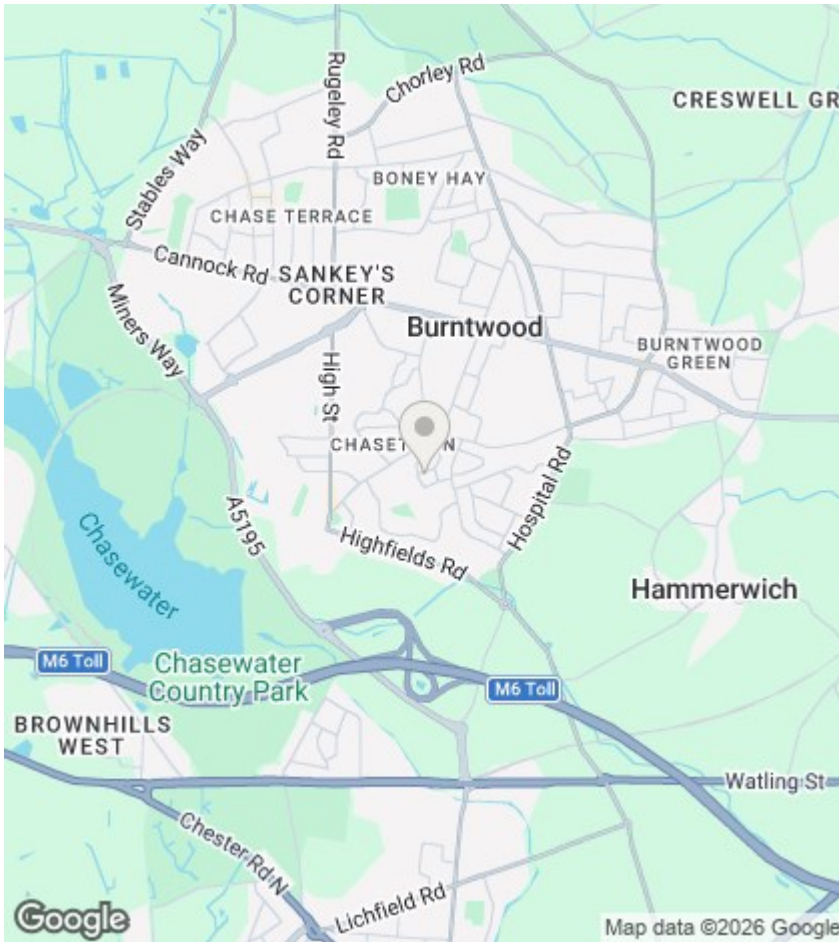
We have been notified by the vendors that the property is freehold however the land that was the garage is leasehold.

#### COUBIL TAX B

#### EPC D

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

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



## Directions

## Viewings

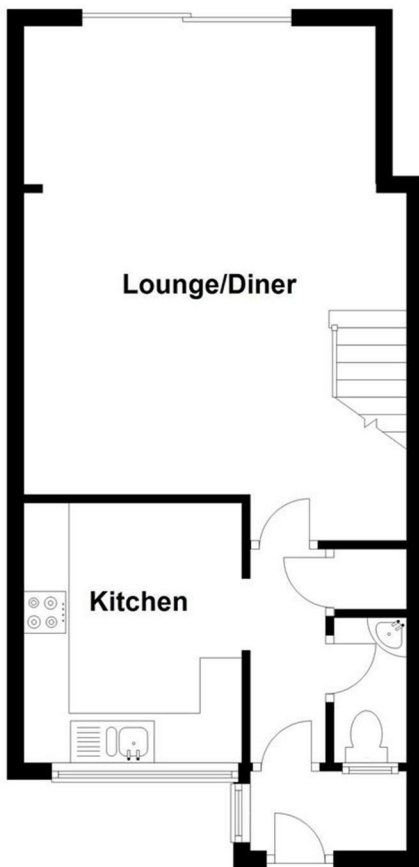
Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**GROUND FLOOR**  
Approx. 41.4 sq. metres (445.6 sq. feet)



**FIRST FLOOR**  
Approx. 41.5 sq. metres (447.0 sq. feet)

