



4 Deal Avenue, Burntwood, Staffs, WS7 2EU

£119,000

- A two bedroom ground floor flat
- Double glazing
- Lounge with fireplace
- Wet room
- Rear garden & garage in a separate block
- E7 heating
- Entrance hallway
- Kitchen with range oven & integrated dishwasher
- Two good sized bedrooms

4 Deal Avenue, Staffs WS7 2EU

Offered chain free Chariot Estates are pleased to bring to the market this spacious and well presented two bedroom ground floor flat, briefly comprising of an entrance hallway, lounge, kitchen with range oven, two good sized bedrooms, wet room, rear garden and a garage which is located in a separate block down in the cul-de-sac.



Council Tax Band: A



Offered chain free Chariot Estates are pleased to market this well presented two double bedroom ground floor flat, briefly comprising of an entrance hallway, fitted kitchen, lounge, two bedrooms, bathroom, rear garden and a garage.

Situated just off Redwood Drive, Burntwood the property is within easy reach to the facilities offered at Burntwood Town Shopping Centre as well as useful road links to the A5, M6 Toll Road, and the A38.

HALLWAY:

Having a storage heater and doors into all of the rooms.

FITTED KITCHEN:

11'3" x 8'9"

Having a range of wall mounted and base units, roll top preparation surfaces, inset stainless steel 1 ½ bowl sink and drainer having mixer taps over, integral dishwasher, range oven with stainless steel splashback and chimney extractor fan and a double glazed window to the rear.

LOUNGE:

12'5" x 11'5"

Having a feature fireplace with tiled hearth, inset gas fire fitted, dado rail, coving to the ceiling and a double glazed window to fore.

BEDROOM ONE:

11'5" x 9'9"

Having a double glazed window to fore.

BEDROOM TWO:

10'0" x 7'11"

Having a double glazed window to the rear.

WET ROOM:

Having a shower area, pedestal wash hand basin, low level flush W.C, storage cupboard and a double glazed window to the rear.

GARDEN:

Having lawn with planted border, gravelled area, paved patio and gated access to the side enclosed by a fenced perimeter.

GARAGE:

Being in a separate block to the end of the street being the second one in from the end having a metal up and over door.

VIEWING:

Strictly via Chariot Estates on 01543 686877

TENURE:

Leasehold, SIMARC PROPERTY MANAGEMENT LTD

Lease remaining 110years

Due to legislation we require to carry out anti money laundering checks on all potential buyers and giftors at a non refundable fee of £48 inc VAT

Ground rent approx £231.45 every six months

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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Deal Avenue

Approx. 52.5 sq. metres (565.6 sq. feet)

