



Morley Road, Chase Terrace
Burntwood, WS7 2DE

Offers in the Region Of £300,000

Chase Terrace

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Welcome to Morley Road, Burntwood... Paul Carr Estate Agents are DELIGHTED to bring to market this fabulous family home, on the ever sought after 'Morley Road, Burntwood.'

This semi detached, spacious property is located walking distance from local schools, shops and transport links. You really do have everything you need right on your doorstep.

An internal inspection reveals a welcoming entrance hallway, with a downstairs WC, perfect for visitors. The living area is bright and airy, with a dining space to the rear overlooking the garden. The kitchen is the heart of the home, tastefully decorated with space for appliances and a breakfast bar area.

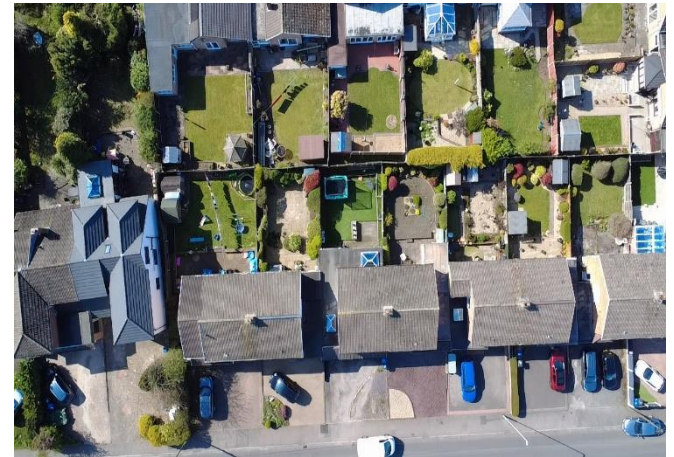
The property also benefits from an additional playroom/bedroom/ at home office downstairs. The garage has mostly been converted, although there is still a storage area to the fore.

Upstairs there are three good sized bedrooms, a modern family bathroom with a bath and overhead shower.

Externally Morley Road has a multi vehicle driveway, and a stunning rear garden with astro turf and a decking space-

ideal for those who want a low maintenance garden! If you think Morley Road could be the one for you, give us a call today on 01543 686444 to book a viewing.







Property Specification

SOUGHT AFTER LOCATION
THREE FANTASTIC SIZED BEDROOMS
OPEN PLAN LOUNGE/ DINER
SPACIOUS MODERN KITCHEN
FAMILY BATHROOM

Hall

WC

Living Room 6.96m (22'10") x 4.40m (14'5")

Kitchen 5.87m (19'3") x 4.57m (15')

Dining Room 3.52m (11'7") x 3.00m (9'10")

Play Room 4.02m (13'2") x 2.17m (7'1")

Landing

Bedroom 1 3.75m (12'4") x 3.52m (11'7") plus
0.30m (1') x 0.30m (1')

Bedroom 2 3.95m (13') x 3.70m (12'2") plus 0.30m
(1') x 0.30m (1')

Bedroom 3 2.61m (8'7") x 2.14m (7') plus 0.30m (1')
x 0.30m (1')

Bathroom

Viewer's Note:

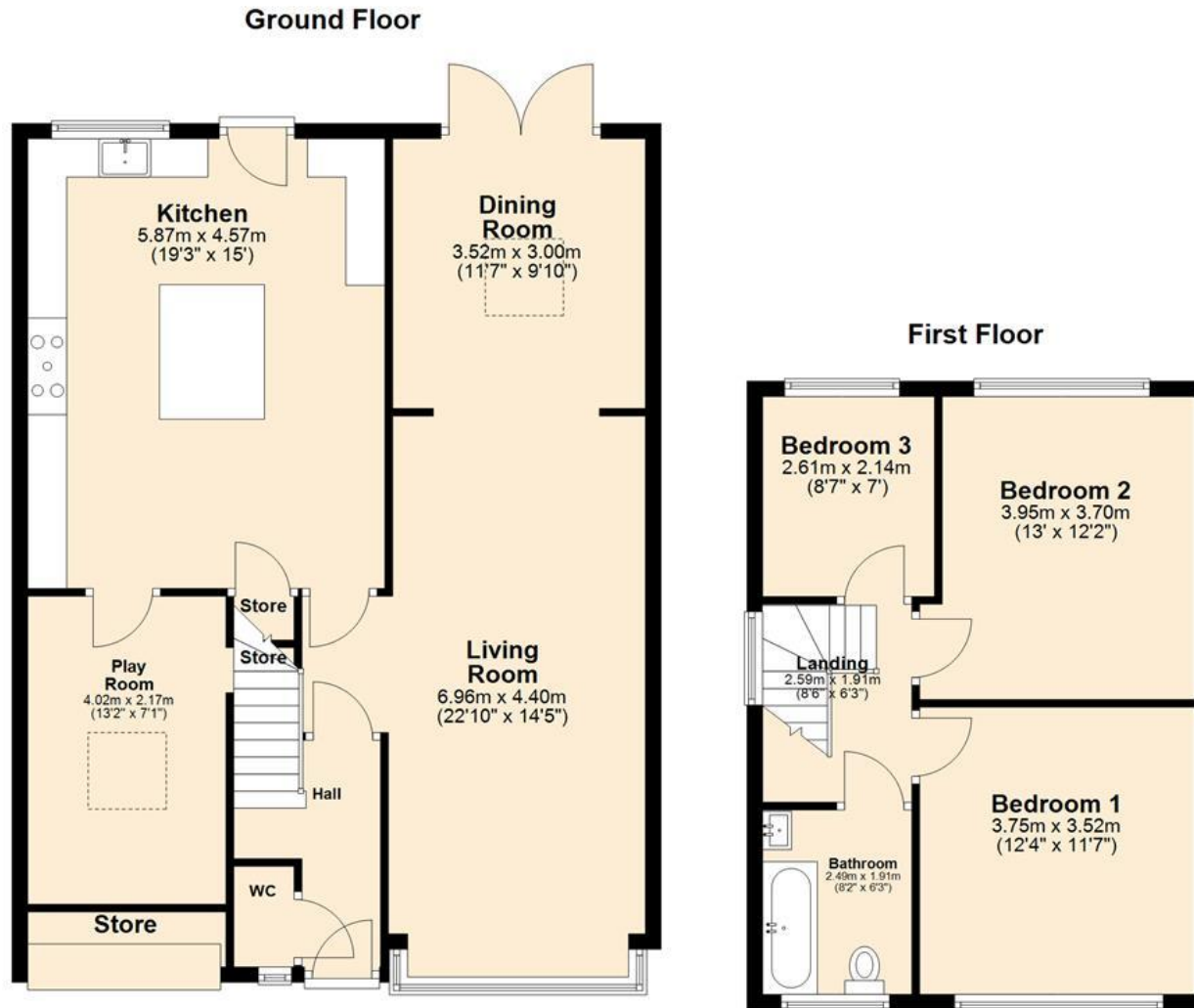
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

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.

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 | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

