



Cannock Road, Chase Terrace
Burntwood, WS7 1JZ

Offers in the Region Of £300,000

Chase Terrace

Offers in the Region Of £300,000

2



2



2



WELCOME TO CANNOCK ROAD... Paul Carr Estate Agents are delighted to present this exceptional and beautifully maintained property, ideally situated in the heart of Burntwood. Perfectly positioned within easy walking distance of local amenities, highly regarded schools and excellent transport links to Lichfield, this impressive home offers both convenience and style.

Having been thoughtfully modernised and meticulously maintained by the current owners, the property is presented to an exceptionally high standard throughout and is truly turnkey ready. An internal inspection reveals the following ; Living Room- Located at the front of the property, the generous living room provides a comfortable and inviting space, with ample room for multiple seating arrangements and additional furniture. It is an ideal room for relaxing and entertaining. Dining/ Kitchen Area- The heart of the home is the impressive open-plan kitchen and dining area, which has been thoughtfully redesigned to create a spacious and sociable living environment. The modern kitchen is fitted with a range of integrated appliances, including a dishwasher, microwave and oven. A skylight has also been installed, allowing an abundance of natural light to flood the space. The adjoining dining area provides plenty of room for a large dining table, making it perfect for entertaining family and friends. A 5kW multi-fuel log burner creates a warm and cosy atmosphere during the colder months. There is also a useful storage cupboard, ideal for coats and shoes, complemented by parquet flooring.

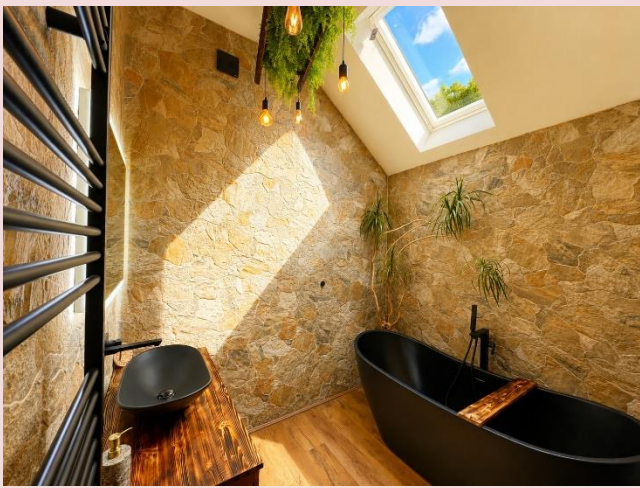
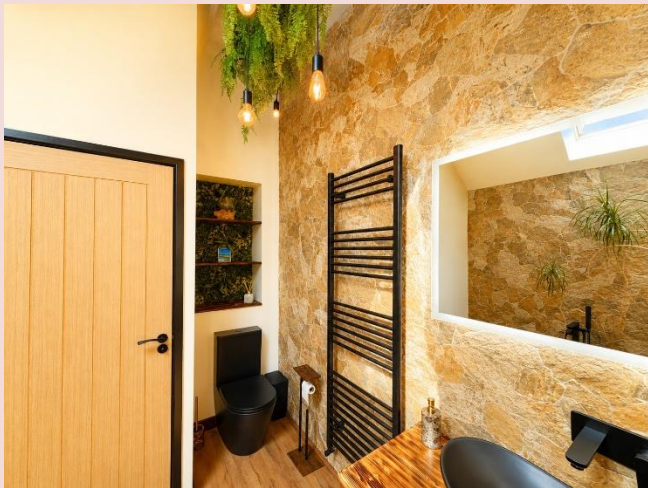
Downstairs Bathroom- The recently refitted downstairs bathroom is a particular highlight and has been finished to an exceptional standard. Featuring a striking matte black freestanding bath, stylish basin and WC, the room is enhanced by high-quality porcelain tiling and a further skylight, creating a bright space. Thoughtful finishing touches include a heated, illuminated wall-mounted mirror with integrated Bluetooth functionality. Main Bedroom- The impressive principal bedroom is situated towards the rear of the property and offers generous proportions, with ample space for a large bed and additional bedroom furniture. The room overlooks the private rear courtyard and benefits from a useful storage cupboard, while also providing direct access into the newly fitted dressing room. Dressing Room- Recently refurbished by the current owners, the dressing room offers a luxurious and practical space designed with modern living in mind. Previously utilised as the property's third bedroom, this versatile room could easily be adapted to suit a variety of requirements. The room features fitted wardrobes, brand-new engineered wooden flooring and a window overlooking the rear courtyard, creating a stylish and naturally bright environment. Upstairs Bathroom- Continuing from the dressing room is the beautifully presented upstairs bathroom, creating a convenient and seamless flow between the spaces. The bathroom features a contemporary walk-in shower, porcelain tiling and brushed-gold fittings.

As with the downstairs bathroom, there is also a heated, illuminated Bluetooth mirror, completing the luxurious finish. Second Bedroom- Positioned at the front of the property, the second bedroom is another well-proportioned room with plenty of space for a large bed and additional furnishings. The room benefits from engineered wooden flooring, insulation and stylish wall panelling.

Being south-facing, the bedroom enjoys an abundance of natural light. Outside Space and Garage- Externally, the property continues to impress... The home benefits from a shared driveway providing off-road parking for multiple vehicles, secured by electric gates for added privacy and security. To the rear, the current owners have invested in a substantial double garage measuring approximately 5m x 5m internally. The garage benefits from skylights, electricity, a roller shutter door and a separate side access door, making it an exceptionally versatile space for vehicles and storage.

Beyond the garage lies a secluded and private garden, featuring a patio and lawned area, a small pond and a useful shed with electricity. A dedicated log store is also provided to the rear of the property. If you think Cannock Road could be the one for you,

CONTACT US TO ARRANGE A VIEWING!!







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.

Property Specification

Porch 1.23m (4') x 1.01m (3'4")

Living Room 3.89m (12'9") x 3.32m (10'11")

Dining Room 3.89m (12'9") x 3.46m (11'4")

Kitchen 4.02m (13'2") x 2.41m (7'11")

Bathroom 3.06m (10') x 2.41m (7'11")

Inner Hallway 1.64m (5'5") x 1.35m (4'5")

Garage 5.00m (16'5") x 5.00m (16'5")

Bedroom 1 3.91m (12'10") x 3.45m (11'4") plus
0.54m (1'9") x 0.54m (1'9")

Bedroom 2

Dressing Room 2.83m (9'3") x 2.41m (7'11") plus
0.54m (1'9") x 0.54m (1'9")

Shower Room 2.41m (7'11") x 1.82m (6') plus 0.54m
(1'9") x 0.54m (1'9")

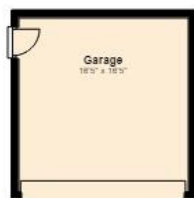
Viewer's Note:

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

Ground Floor



PAUL CARR
Estate Agents
Sales & Lettings

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

