



Hospital Road, Chasetown  
Burntwood, WS7 4SF

Offers in the Region Of £280,000

# Chasetown

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**\*LOVELY TURN-KEY READY HOME\***  
**\*WELL PRESENTED THROUGHOUT\***  
**\*CLOSE TO ERASMUS DARWIN ACADEMY\***

Welcome to Hospital Road, a superbly presented three bedroom semi detached home situated in the popular Burntwood area.

Internally this home features a welcoming entrance hall, spacious living area, well proportioned kitchen diner finished to a lovely standard with integral appliances. Completing the ground floor is the guest cloakroom.

Stairs lead to the first floor where you have three generous bedrooms, an en suite to master and also a modern family bathroom.

Outside boasts a charming rear garden with a nice patio area, lawn area and storage space for a shed. To the fore is block paved multi vehicle driveway.

Nearby amenities include a handful of shops, easily accessible transport links and walking distance to the highly regarded Erasmus Darwin Academy.

Overlooking open fields, perfect for those with pets or children this wonderful home needs to be viewed to be fully appreciated!!!







## Property Specification

CLOSE TO ERASMUS DARWIN ACADEMY  
OVERLOOKING FIELDS AT THE FRONT  
THREE BEDROOMS  
LARGE LIVING ROOM  
KITCHEN DINER

### Hallway

Lounge 14' 4" x 11' 8" (4.37m x 3.56m)

Kitchen Diner 15' 0" x 11' 0" (4.57m x 3.35m)

W/C

### Landing

Bedroom One 9' 3" x 9' 8" (2.82m x 2.95m)

Bedroom Two 9' 1" x 9' 3" (2.77m x 2.82m)

Bedroom Three 11' 2" x 5' 8" (3.40m x 1.73m)

### Bathroom

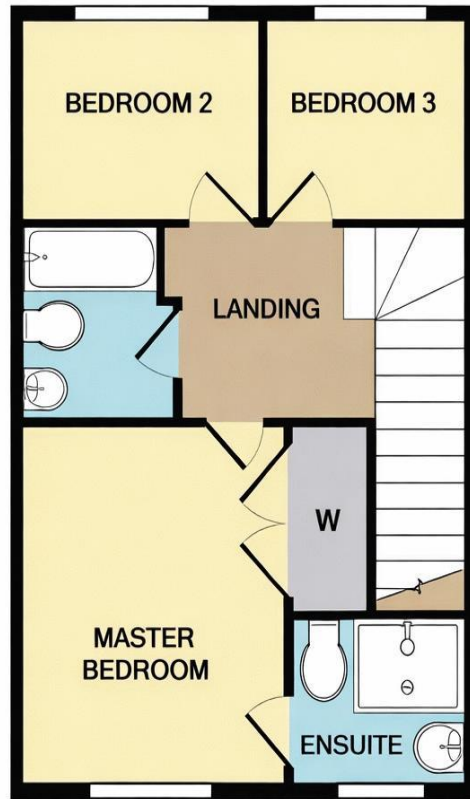
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

### Viewer's Note:

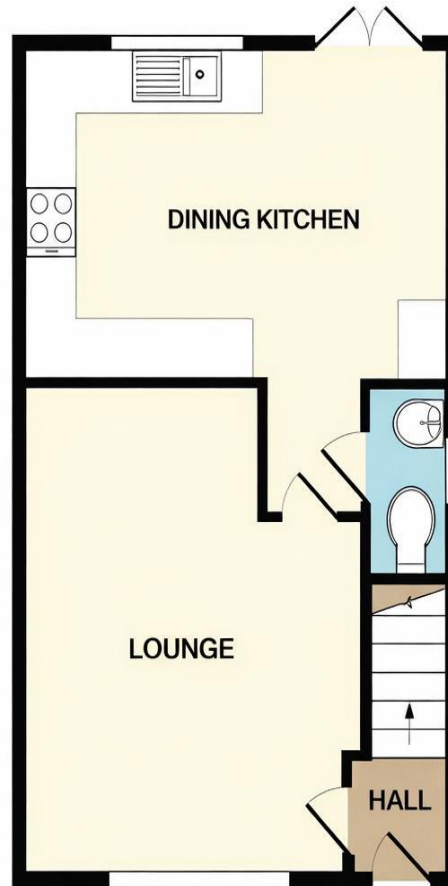
Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



FIRST FLOOR



GROUND FLOOR

# Energy Efficiency Rating

# Map Location

