



## 162 Cannock Road, Chase Terrace, Burntwood, Staffs, WS7 1JZ

£209,000

- A traditional two bedroom semi-detached property
- Must be viewed
- Fitted kitchen
- Two double bedrooms
- Great sized rear garden
- Offered chain free and ideal first time buy
- Two reception rooms
- Utility Room & Guest W.C
- Stunning bathroom
- Off road parking

# 162 Cannock Road, Burntwood WS7 1JZ

Offered chain free Chariot Estates are delighted to offer for sale traditional period home with a classic contemporary feel, two double bedroom semi-detached property. Comprising of two reception rooms, fitted kitchen, utility, guest W.C stunning bathroom, rear garden and off road parking.



Council Tax Band: B



Offered chain free Chariot Estates are delighted to offer for sale traditional period home with a classic contemporary feel, two double bedroom semi-detached property. Briefly comprising of an entrance porch, two welcoming reception rooms, fitted kitchen, utility, guest W.C, two great sized bedrooms, stunning bathroom, great sized rear garden and off road parking to the side.

Situated within Chase Terrace, Burntwood the property is conveniently located to the facilities offered at Burntwood Town Shopping Centre as well as useful road links to the A5, M6 Toll Road and the a38.

Set off away from the road there is an ornamental wall which opens to a small fore courtyard, adjacent driveway which provides off road parking for two cars with entrance via an open canopy porch and a double glazed door into:

#### RECEPTION ROOM ONE:

12'0" x 11'6"

Having a double glazed window to fore, electric fire, useful under stair storage cupboard, radiator, stairs up to the first floor accommodation and an opening to:

#### RECEPTION ROOM TWO:

12'0" x 11'9"

Having a double glazed window to the rear, electric fire, radiator and an opening to:

#### FITTED KITCHEN:

12'4" x 7'10"

Having a range of wall mounted and base units, work surfaces with a stainless steel sink and drainer, space for appliances, wall mounted Baxi boiler, splash back tiling, integrated dishwasher, tiled flooring, double glazed window to the side and an opening to:

#### UTILITY ROOM:

10'3" x 8'5"

Having wall mounted and base units, space for further appliances, double glazed window and door to the side, tiled flooring, radiator and a door to:

#### GUEST W.C:

5'2" x 3'2"

Having a low level flush W.C, pedestal wash hand basin, window to the rear and tiled splash backs.

#### LANDING:

With roof access to a good sized loft with a drop down ladder being boarded with lighting and insulation with doors into:

#### BEDROOM ONE:

12'1" x 11'11"

Having a radiator and a double glazed window to fore.

#### BEDROOM TWO:

12'2" x 9'1"

Having a good sized built in cupboard, radiator and a double glazed window to the rear.

#### STUNNING BATHROOM:

8'7" x 8'3"

Having a free standing bath, corner shower cubicle, sink set into a cupboard, radiator, laminate flooring, full height tiling, radiator and a double glazed window to the side.

#### REAR GARDEN:

Having a patio area, shed, great sized lawn, fence panelling and gated access to fore.

#### N.B:

The property also benefits from having a new roof with a 15 year guarantee from 2019 and the central heating boiler has just been serviced.

We endeavor 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: Freehold

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:**

E

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

**Cannock Road, Chase Terrace, Burntwood**

**Ground Floor    First Floor**

