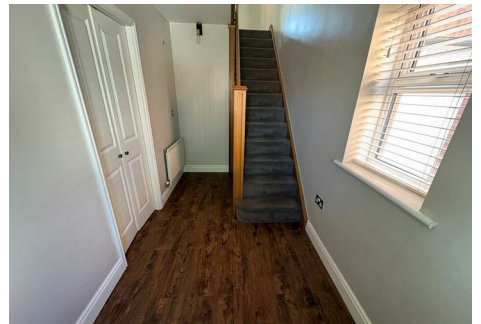




CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



11 Princess Street, Chase Terrace, Burntwood, Staffs, WS7 1JW

Offers Over £300,000

- A Modern three bedroom detached family home
- Master with en-suite
- Garage
- No Onward Chain
- Spacious lounge/dining room
- Neatly laid garden, patio
- Off-road parking, driveway
- Council tax band D & Epc C

11 Princess Street, Burntwood WS7 1JW

Chariot Estates are pleased to offer this modern detached family home situated on Princess Street. Offering a perfect blend of modern living and traditional character. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Having no onward chain allowing for a quick sale you are welcomed into a spacious entrance hallway that leads to a re-fitted kitchen. This kitchen boasts a range of fitted wall-mounted and base units. The kitchen flows seamlessly into a generous lounge/dining room with double glazed French doors that open onto the rear garden, allowing for an abundance of natural light.

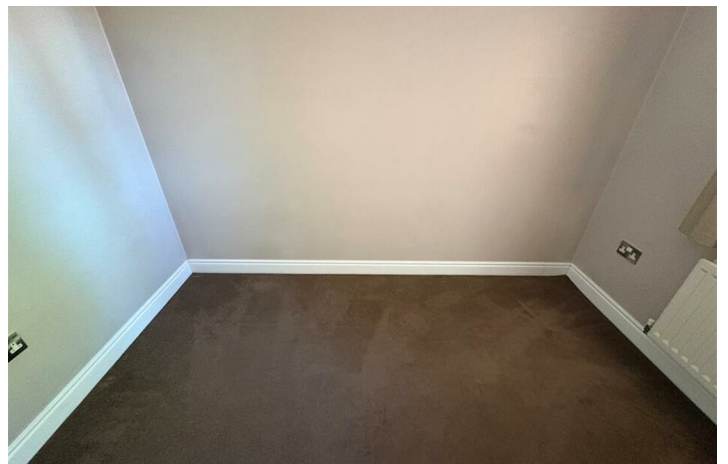
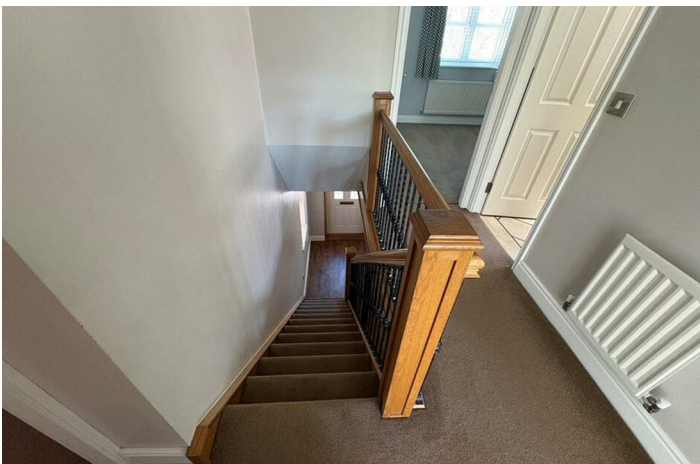
The first floor comprises a master bedroom with an en-suite bathroom, Two additional bedrooms providing ample space for family or guests and a family bathroom.

The rear garden has a neatly laid patio area creating a lovely outdoor space for relaxation or entertaining. An outbuilding, adds a unique touch to the property being of a really good size.

Parking is convenient with a block-paved driveway leading to a garage, which offers additional storage space. This property is set away from the road, ensuring a peaceful environment while still being close to local amenities.



Council Tax Band: D



FORE

Set away from the road having block paved driveway providing off road parking, access to the garage and with entrance via a double glazed door into:

ENTRANCE HALLWAY:

Having stairs leading to the first floor accommodation, radiator, double glazed window to the side, under stair storage area,

FITTED KITCHEN:

15'7" x 6'4"

Having a good range of wall mounted and base units, Belfast style sink with mixer taps over and drainer, inset ceiling lights, space for appliances, space for a cooker, breakfast bar, radiator, ample power points, splashback tiling, double glazed window to the fore with an opening leading into:

SPACIOUS LOUNGE/DINING ROOM:

18'6" x 12'5"

Having a traditional fireplace having a coal effect electric fire fitted, two ceiling light points, television point, space for a dining room table and chairs with double glazed French doors leading out to the rear garden with matching double glazed side windows.

LANDING:

Having access to the roof void, re-fitted metal and wood open balustrade radiator and doors circulating into:

MASTER BEDROOM:

11'5" x 11'1"

Having a television point, radiator, double glazed window to the rear and double opening doors into:

EN-SUITE:

Having a double corner shower with an overhead unit and separate hand unit, basin set into a vanity unit, W.C also set into the wall with a low level flush, heated chrome tail rail, tiled flooring, contemporary ½ height wall tiling.

BEDROOM TWO:

12'5" x 9'4"

Having two double glazed windows to fore, radiator with overhead and plinth mood lighting.

BEDROOM THREE

10'3" x 7'7"

Having a radiator and a double glazed window to the rear.

FAMILY BATHROOM

Having a free standing ceramic bath with shower attachment over, wash basin set into a vanity unit, low level flush W.C set into a unit, ½ height contemporary tiling, inset ceiling lights, shaver point, Chrome heated towel rail, tiled flooring and an obscure double glazed window to the side.

REAR GARDEN

Being neatly laid to lawn with a patio area from the lounge, outside water tap, courtesy door leading to the garage with a pathway through the middle leading to the detached out building.

GARAGE

Having a metal up and over door, lighting, power, double glazed door and window to the rear with the loft being boarded giving further space for extra storage.

OUTBUILDING/BAR:

16'12" x 9'6"

Having a double glazed window to the side, heating, log burner with a unique designed chimney, inset ceiling lights, two ceiling windows with a wooden door leading out to a further patio area and shed.

Disclaimer

An internal viewing is highly recommended to appreciate the quality and finish on the property and also please note that the property comes with no further chain enabling a swift completion.

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

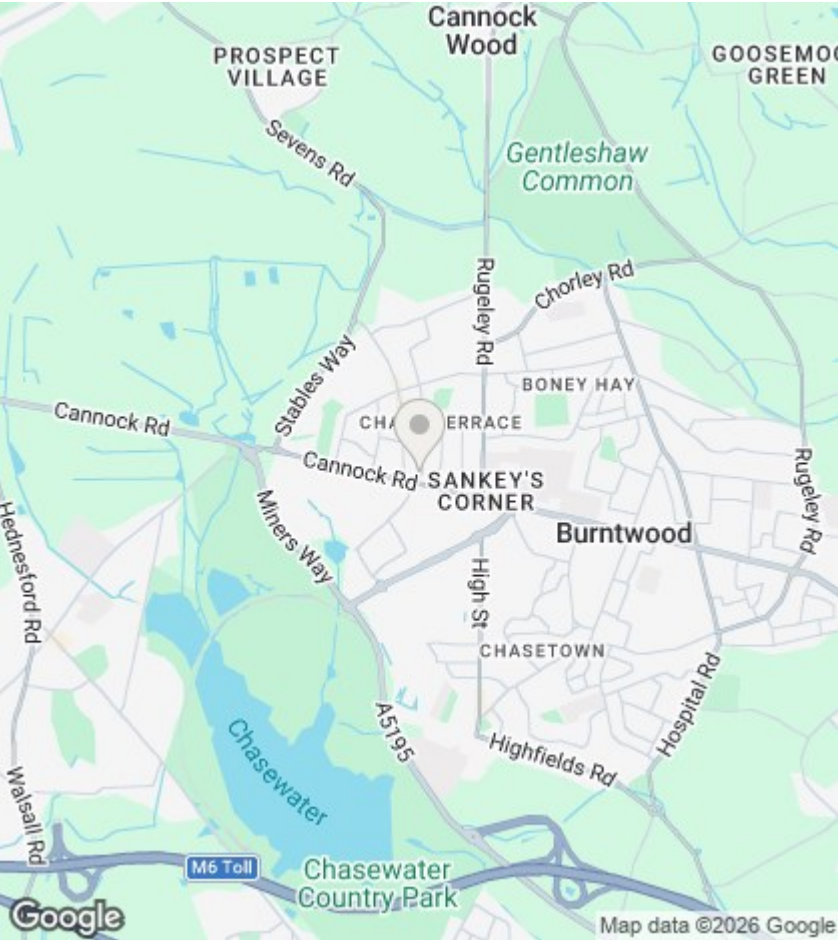
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: To be confirmed by solicitors

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:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	