



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS



38 Brackenhill Road, Burntwood, Staffs, WS7 2HY

£345,000

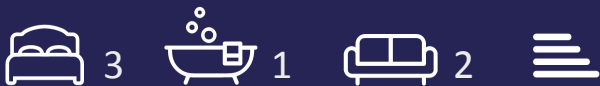
- A three bedroom detached family home
- Close to local amenities
- Ideal for families
- Epc TBC & Council Tax band D
- Located on Bracken Hill Road
- Easy access to transport links
- Viewing recommended

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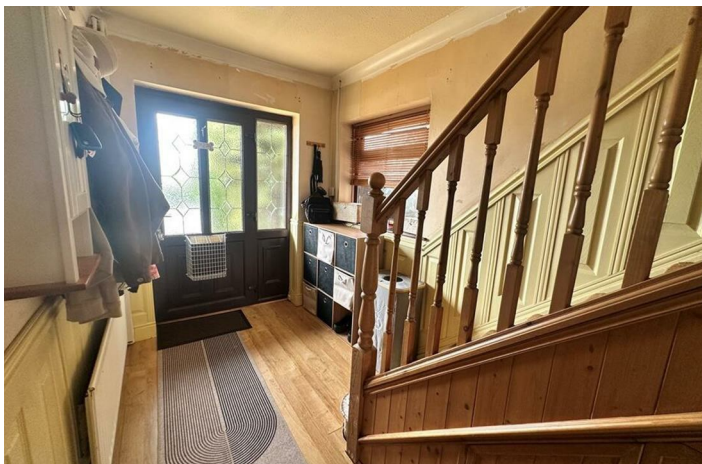
Chariot Estates are pleased to market this three bedroom detached family home in Bracken Hill Road in Burntwood briefly comprising of Gas central heating and double glazing, entrance hall, lounge, open plan kitchen/diner and living space, three bedrooms, family bathroom, rear garden and garage.

The property also features parking for multiple vehicles have parking at the fore and rear of the property, adding to the convenience of daily life. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for families and professionals alike.

This home presents a wonderful opportunity for those seeking a property with charm and potential in a lovely neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this house your new home.



Council Tax Band: D



Entrance Hallway

11' x 6'5"

Having laminate flooring, double glazed window to side and under stairs storage. Door leading to;

Lounge

13'2" x 13'

Having laminate flooring, large double glazed window and a radiator.

Kitchen/Diner

18'8" x 19'6"

Being an 'L' shaped room, wall and base units, double glazed window, radiator, space for fridge/freezer, dishwasher, washing machine and tumble dryer. Double electric oven, gas hob with extractor over and Worcester boiler (2 years old).

Dining area being part brick, double glazed windows and french door leading to the garden.

Bathroom

7'8" x 5'10"

Having low level flush W.C, shaped bath with shower over, glass shower screen and a heated towel radiator. Tiled floor to ceiling, obscure double glazed window to rear.

Landing

9'3" x 6'4"

Having access to all rooms and two storage cupboards. Having carpet and a double glazed window to side.

Bedroom One

11'10" x 11'2" (to wardrobe)

Having laminate flooring, built in wardrobes, spotlights, radiator and a large double glazed window to fore with a lovely view across Burntwood.

Bedroom Two

11'1" x 9'11"

Having laminate flooring, built in wardrobes, double glazed window to rear, radiator, spotlights and above door storage.

Bedroom Three

8'7" x 7'7"

Having laminate flooring, space for a wardrobe, spotlights, radiator and double glazed window to fore.

Disclaimer

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: Freehold

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

kitchen open plan with conservatory to rear needs some modernisation looking to seperate and need to sell due to separation a little cluttered. needs an honest price of how it is now so they can just get it sold garage is at the back of the property falls on the ogle hay road side full of stuff.

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	