CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









12 Woodland Way, Burntwood, WS7 4UP

£285,000

- A spacious three bedroom dorma style family home
- Modern style kitchen
- Close to schools, amenities, bus routes and commuter routes
- Great-sized garden
- Epc C & council tax band C
- Lounge & Dining Room
- Two first floor bedrooms and one ground floor bedroom/versatile room
- Utility space, Guest Toilet and fabulous sized garage
- Off Road parking

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

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Chariot Estates are pleased to market this fabulously presented and modern two/three bedroom dorma style family home in Woodland Way, Burntwood.

Conveniently located, this home is in close proximity to local schools, making it an excellent choice for families with children. Additionally, the nearby amenities ensure that daily needs are easily met, while the accessible bus routes and commuter links provide excellent connectivity for those who travel for work or leisure.

Being modern throughout and of a good size.

This property is not just a house; it is a place where memories can be made and cherished. With its appealing features and prime location, it is a must-see for anyone looking to settle in Burntwood. Do not miss the chance to make this lovely house your new home.

3 1 2 C

Council Tax Band: C







Entrance porch
Having a double glazed entrance door from the driveway and a further door into:

Lounge
16'12" x 11'7"
Having a double glazed window to the fore and a radiator.

Dining room
10'4" x 8'11"
Having double glazed French doors leading out to the rear garden and a radiator.

Modern Fitted Kitchen
Having wall mounted and base units, roll top preparation surfaces,

Inner Hallway
Having stairs leading off to the first floor accomodation, useful storage cupboard and doors off too:

Downstairs Bedroom Three/Versatile Room
10'1" 10'
Having double glazed French doors leading out to the rear garden and a radiator.

Utility/Guest W.C
12'11" x 8'2"
Having a low level flush W.C, wash hand basin, space for appliances, door to the garage and a heated towel rail.

Bedroom One
13'7" x 8'9" to wardrobe
Having a built in wardrobe, radaitor annd a double glazed window to the rear.

Bedroom Two
12'4" x 8'3"
Having a double glazed window to the rear, radaitor and a built in wardrobe.

Shower Room
10'7" x 4'9"
Having a low level flush W.C, wash hand basin set into a vanity unit, seperate shower, heated towel rail, use airing cupboard, loft hatch, extractor and an obscure double glazed window to the rear.

Landing
Having a fabulous storage cupboard with lighting and housing the worcester combi boiler. 2.37m x 1.11m

Garage
30'12" x 9'9"
Being of a fabulous size having lighting, power point, housing the electric meter, metal up and over door to the fore and a double glazed window to the rear and a double glazed door leading out to the rear garden.

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



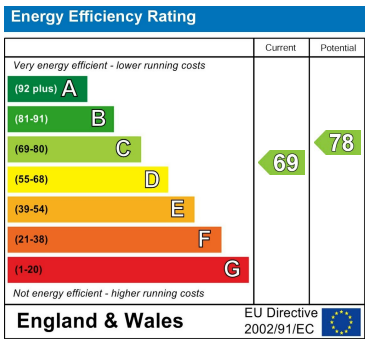
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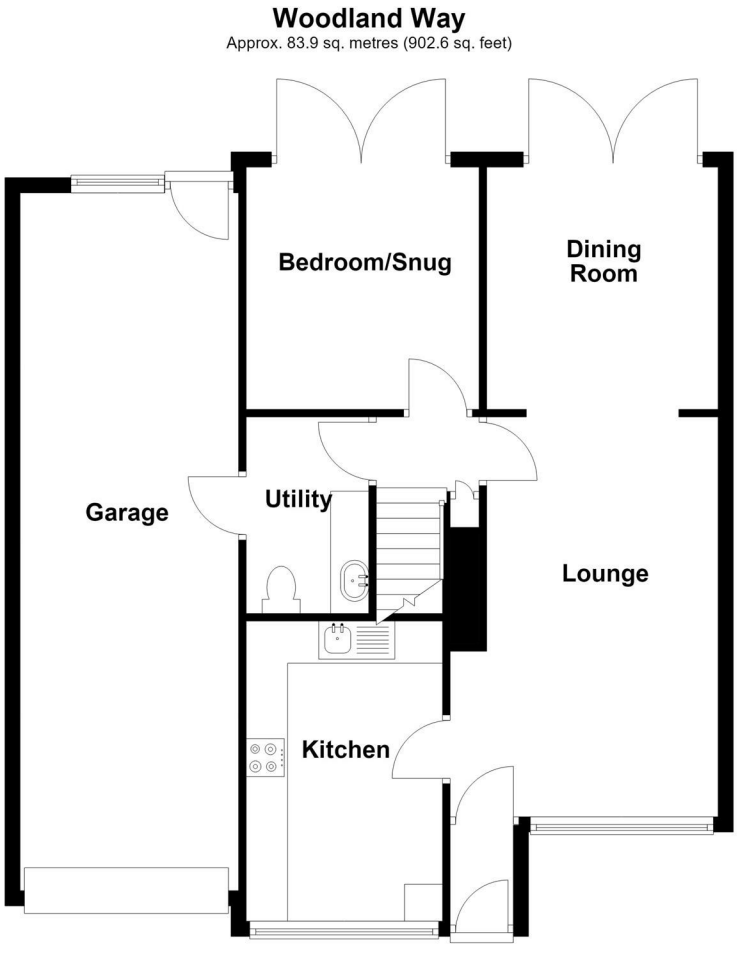
Viewings

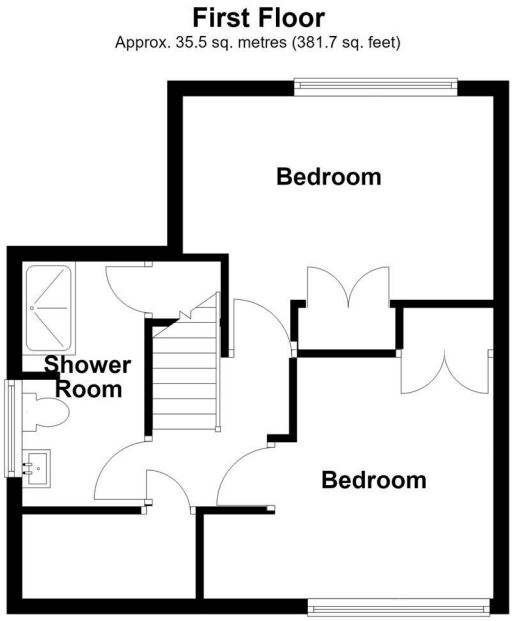
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C







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