



2 Greyhound Close, Burntwood, Staffs, WS7 9EQ

Offers Over £367,500

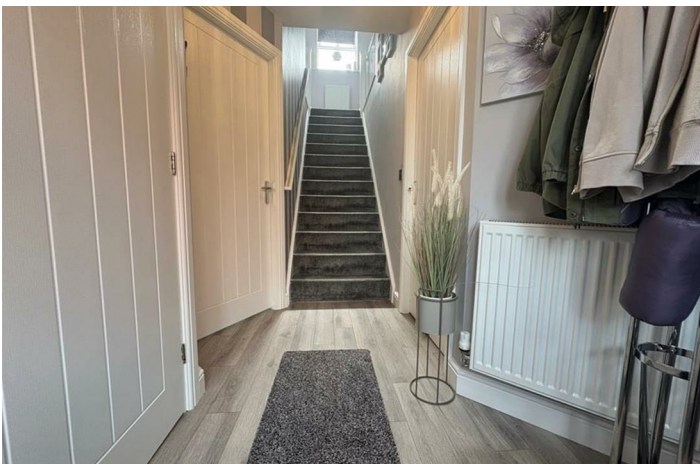
- A beautifully presented three bedroom detached house
- Guest W.C
- Contemporary breakfast kitchen
- Master bedroom with an en-suite
- Conservatory
- Welcoming hallway
- Lounge
- Three double bedrooms
- Main family bathroom
- Rear garden & off road parking

2 Greyhound Close, Staffs WS7 9EQ

Chariot's are delighted to offer for sale this stunningly presented three double bedroom detached property. Comprising of an entrance hall, guest W.C, lounge, superb breakfast kitchen, conservatory, 3 double bedrooms, en-suite shower room, main bathroom, rear garden and off road parking.



Council Tax Band: D



Chariot Estates are delighted to be offering for sale this beautifully designed and presented three double bedroom detached property. Briefly comprising of an entrance hallway, guest W.C, lounge, stunning spacious dining kitchen, conservatory, three double bedrooms, en-suite to the master bedroom, main bathroom, fore & rear gardens and parking for two cars.

Situated just off Boney Hay Road, Burntwood the property is conveniently located to the facilities at Burntwood Town Shopping Centre which include a 24/7 gym, Costa, doctors, dentists and independent shops as well as useful road links to the A5, M6 Toll Road and the A38.

Set off away from the road the property has a fore driveway which provides off road parking for two cars with a pathway that leads to the main entrance door that opens into:

ENTRANCE HALLWAY:

Having stairs to the first floor accommodation, radiator and doors to the guest W.C, kitchen/diner and lounge.

GUEST W.C:

Having a low level flush W.C, radiator, corner sink, laminate flooring and a double glazed window to fore.

SUPERB DINING KITCHEN:

18'9" x 18'1"

Having work surfaces, integrated appliances, 1 ½ sink and drainer, laminate flooring, splash back tiling, island with an integrated wine rack, double glazed window to fore and rear and an opening to:

CONSERVATORY:

9'8" x 9'7"

Having a pitched roof, laminate flooring, double glazed windows to either side and doors out to the rear garden.

LOUNGE:

18'0" x 13'10"

Having laminate flooring, two radiators, two double glazed windows to the side, double glazed window to fore with a feature electric fire.

LANDING:

Having a radiator, double glazed window to the side, roof access with insulation, airing cupboard and doors to:

BEDROOM ONE:

15'4" x 12'8"

Having a double glazed window to fore, radiator, fitted wardrobes and a door to:

EN-SUITE:

7'2" x 5'6"

Having a walk in shower, heated towel rail, double glazed window to the side, low level flush W.C, wash hand basin set into a vanity, wall tiling, floor tiling and an extractor fan.

BEDROOM TWO:;

13'10" x 10'0"

Having built in wardrobes, radiator and a double glazed window to fore and side.

BEDROOM THREE:

10'3" x 7'10"

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

BATHROOM:

Having a jacuzzi bath with a waterfall tap, shower attachment, wash hand basin set into a vanity unit, low level flush W.C, heated towel rail, tiled walls, floor tiling, extractor fan and a double glazed window to the rear.

REAR GARDEN:

Having a patio, artificial lawn, fence panelling and a gate giving access to the front of the property.

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

COUNCIL TAX: Band D

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

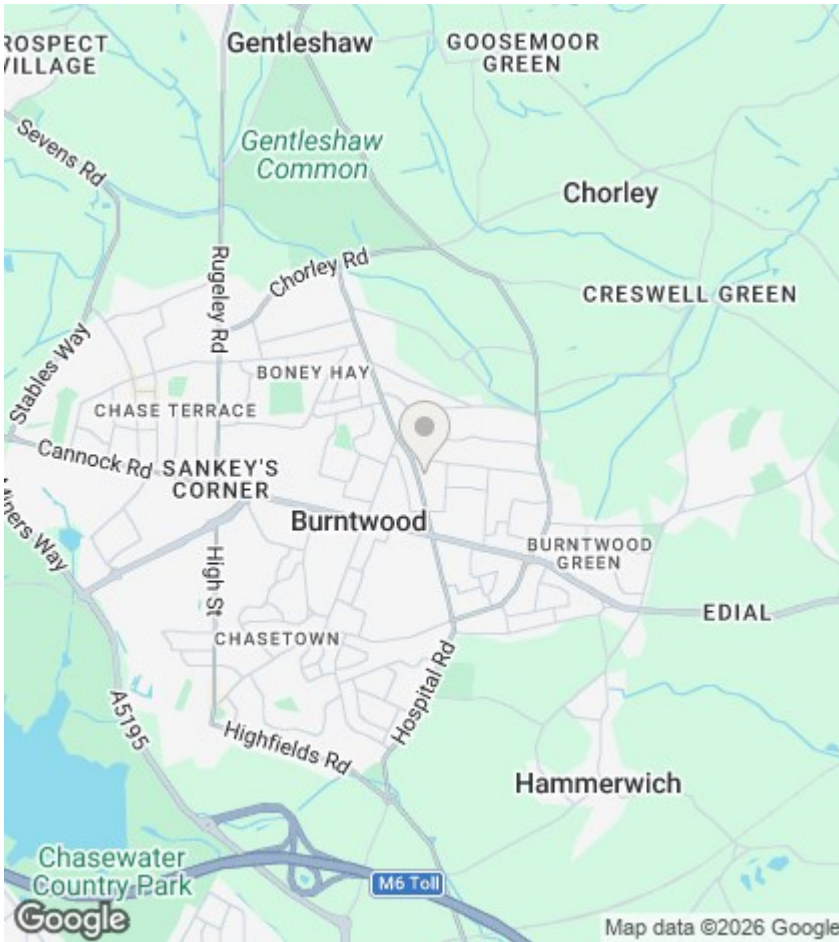
TENURE:

Freehold, to be confirmed by solicitors

E-MAIL: burntwood@chariotestates.co.uk

Please note, due to legislation we conduct an anti money laundering check on all potential buyers at £39 per buyer.

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

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

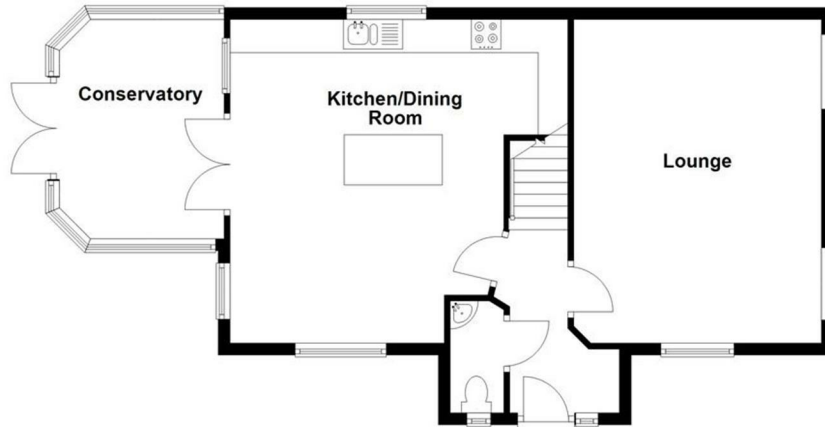
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

Greyhound Close

Approx. 68.2 sq. metres (734.4 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)

