



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



27 Eastgate Street, Chase Terrace, Burntwood, Staffs, WS7 1JJ

£370,000

- Detached extended family home
- 3 spacious bedrooms
- Close to local amenities
- Easy access to transport links
- Council Tax Band C & Epc D
- Beautifully presented interiors
- Lovely garden for relaxation
- Located in Chase Terrace
- Viewing highly recommended

27 Eastgate Street, Burntwood WS7 1JJ

Chariot Estates Ltd are pleased to market this beautifully detached family home on Eastgate Street located in Chase Terrace, Burntwood, Having a fabulous layout, the property boasts two spacious reception rooms and a fabulous re-fitted open plan kitchen/diner and living space, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a good sized modern bathroom and Guest W.C ensuring that morning routines run smoothly for everyone in the household.

This extended property has been thoughtfully designed to enhance family life, with plenty of room for everyone to enjoy. The location is particularly advantageous, as it is situated close to local amenities, making daily errands and leisure activities easily accessible.

For those with vehicles, the property includes plenty of off road parking, adding to the convenience of this delightful home.

In summary, this detached family residence is a wonderful opportunity for those seeking a well-presented home in a desirable location. With its generous living spaces and proximity to amenities, it is sure to appeal to families and individuals alike.



Council Tax Band: C



Enclosed Porch

Having a double glazed entrance door and access via wooden style stable door into the main entrance hallway.

Entrance Hallway

Having stairs leading of to the first floor accommodation, radiator, under stairs storage cupboard and doors leading off to the lounge and the kitchen.

Lounge

13'11" x 12'

Having a double glazed window to the fore, radiator and working log burner.

Family room/Dining room/Fourth Bedroom

11'11" x 10'1"

Having a good amount of built in storage wardrobes, radiator and double glazed french doors to the side leading to the rear garden.

Open plan kitchen/Dining Living Area

19'4" x 15'9"

With the kitchen only re-fitted within the last two year it provides a modern feel and fabulous space for eating, dining and relaxing, having wall and base units, preparation work surfaces, inset sink and drainer, space for a double oven with extractor over, space for double fridge/freezer, integrated dishwasher, radiator, two double glazed windows to the side, door to Guest W.C. The dining area has a double glazed window to the rear, with a stable style door leading back into the hallway.

Sitting room

12' x 12'

Leading on from the kitchen/diner, the sitting room has double glazed french doors leading to the rear garden and a working log burner.

Utility space/Guest W.C

Having a low level flush W.C, wash hand basin set into a vanity unit, splash back tiling, fitted work top and space for appliances and tiled flooring.

Bedroom One

12'4" x 12'

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

Landing

Having an obscure double glazed window to the side, oak paneled doors leading off to the bedrooms and bathroom, access to the roof void having a drop down ladder, all being insulated, boarded carpeted and having lighting.

Bedroom Two

12' x 11'3"

Having a double glazed window to the rear, radiator, shower cubicle, built in wardrobes and additional airing cupboard with recently fitted boiler (5 years old)

Bedroom Three

8'4" x 6'11"

Having a double glazed window to the fore, radiator and a fitted wardrobe.

Family Bathroom

Having a white suite comprising of a paneled Jacuzzi bath, low level flush W.C set into a vanity unit along with the sink with useful storage underneath, heated towel rail, tiled splash backs and a double glazed window to the rear.

Garage Space

Having double opening doors, useful storage space ideal for bins, or garden tools.

Rear garden

Having a fabulous paved patio area, with a fenced area providing a nice sized lawn, planted shrubs and borders, space for shed, built-in brick BBQ, water feature and an ideal space for a games room/man cave which provides lighting and electric sockets. The garden is enclosed by a fenced perimeter surrounded by inviting lighting.

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

CHAIN: Potential onward chain

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

