



New Street, Chasetown
Burntwood, WS7 3XY

Offers in the Region Of £300,000

Chasetown

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DETACHED - NO ONWARD CHAIN Charming Two-Bedroom Cottage with Substantial Garden and Outstanding Potential. A charming two-bedroom period property, believed to date back to circa 1870, offering a fantastic opportunity to acquire a characterful home with outstanding potential for improvement and personalisation.

Situated in Burntwood, the property benefits from being conveniently located close to Erasmus Darwin Academy, while also providing a generous plot with a substantial rear garden.

Internally, the accommodation briefly comprises two reception rooms, a charming cottage-style kitchen, ground-floor bathroom, and two bedrooms. The property retains a number of features and proportions associated with its period, providing an excellent foundation for those looking to create a home with character and individuality.

The substantial garden is a particular highlight, offering excellent outdoor space and considerable scope for landscaping, entertaining or simply enjoying the surroundings.

With its combination of period character, generous garden, versatile accommodation and considerable potential, this property is likely to appeal to those looking for a project or just simply something unique and special!

Offered for sale with no onward chain, early viewing is highly recommended to appreciate the opportunity this property presents.







Property Specification

NO ONWARD CHAIN
SOUGHT AFTER LOCATION
TWO BEDROOMS
TWO RECEPTION ROOMS
CHARACTER FEATURES

Hall 1.06m (3'6") x 1.00m (3'3")

Living Room 3.80m (12'6") x 3.71m (12'2") max

Dining Room 3.80m (12'6") x 3.71m (12'2") max

Kitchen 5.39m (17'8") x 3.22m (10'7")

Landing 2.73m (8'11") x 1.00m (3'3")

Bedroom 1 3.80m (12'6") x 3.71m (12'2")

Bedroom 2 3.80m (12'6") x 3.71m (12'2")

Bathroom 3.22m (10'7") max x 2.16m (7'1")

Agent's Note:

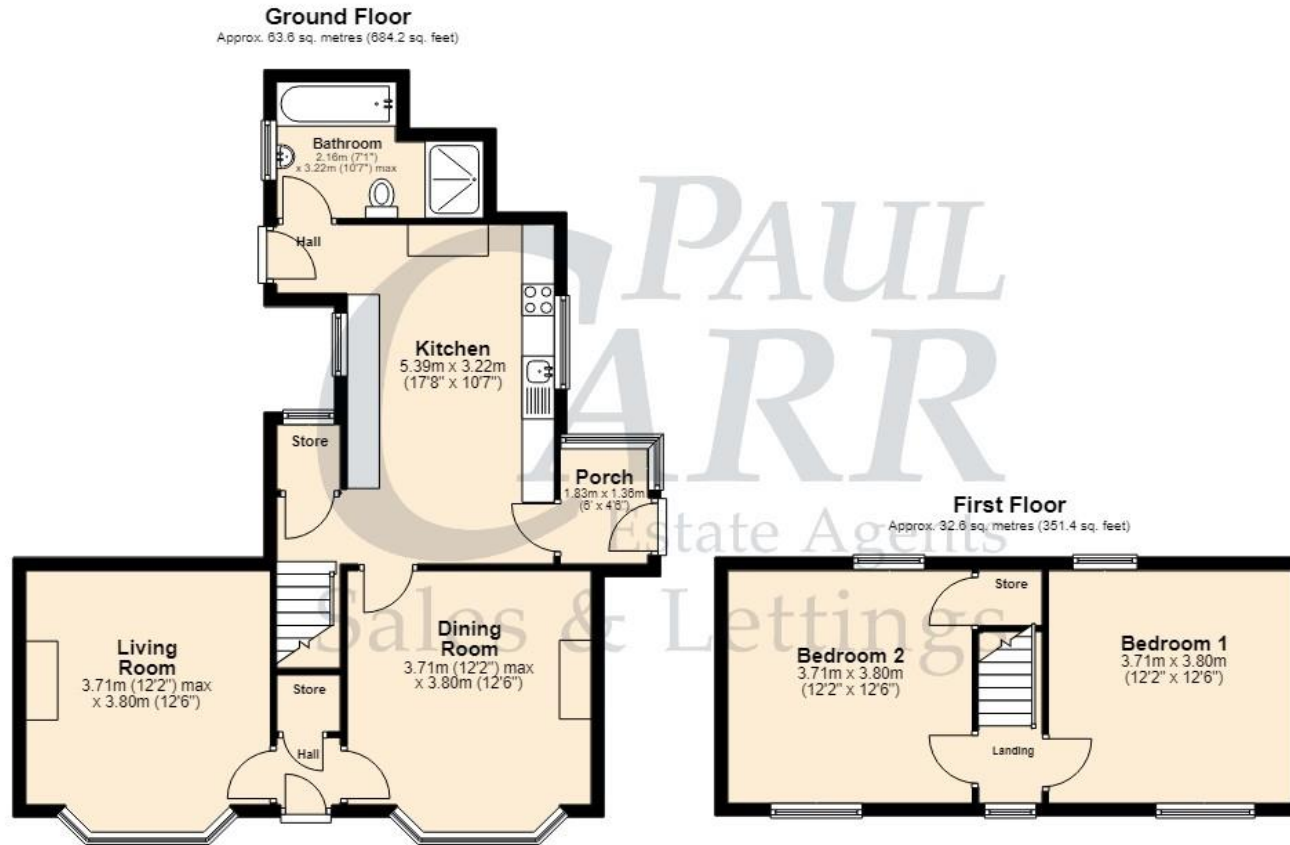
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

