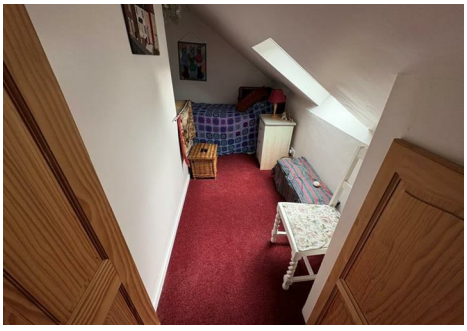
CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









53 Norton Green Lane, Norton Canes, Staffs, WS11 9PR

£325,000

- A deceptive three bedroom dorma style property
- Double glazed and central heated all downstairs.
- Lounge
- two further first floor bedrooms and W.C
- Garage & utility
- Entrance porch and hallway
- Kitchen/diner
- Versatile room
- Downstairs bedroom and bathroom
- Rear sitting room and off road parking

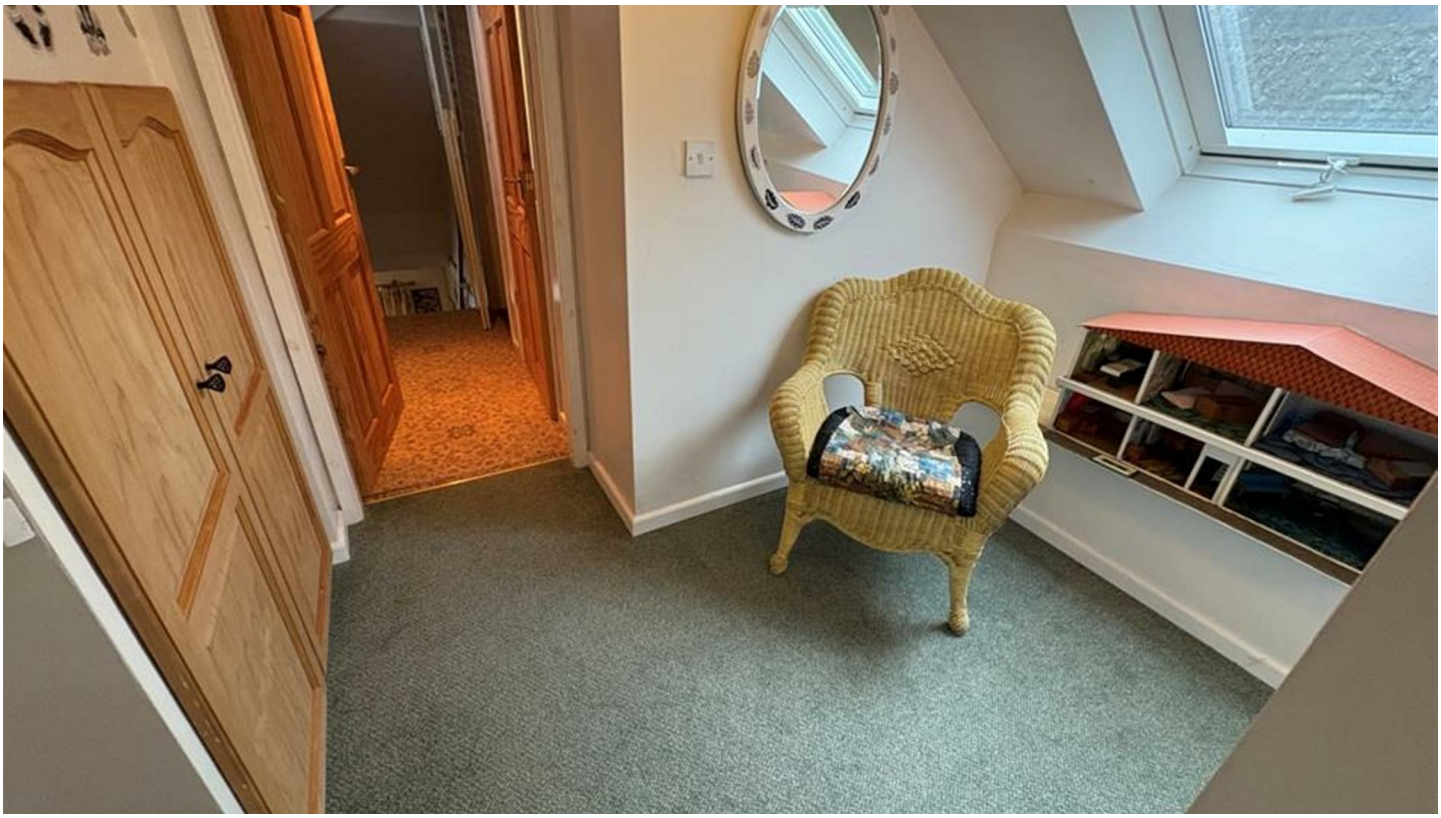
9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

53 Norton Green Lane, Staffs WS11 9PR

Chariot Estates are excited to bring to the market this deceptive Two double bedroom & one single bedroom dorma style property. The property briefly comprises of a entrance porch, hallway, Downstairs bathroom, kitchen/diner, lounge, versatile room with stairs off leading to the first floor accommodation with two bedrooms and W.C, downstairs bedroom, garage, sitting room to the rear, side passage with utility, rear garden and off road parking to the fore

3 1 2 D

Council Tax Band: C







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Being set away from the road being close to the commuter routes of the A5 and M6 toll.

Entrance is via sliding double glazed patio doors into:

PORCH:
Having lighting and a further double glazed door into:

ENTRANCE HALLWAY:
Having a radiator and doors off to the kitchen, lounge , versatile room, bedroom and bathroom.

LOUNGE:
16'2" x 11'2"
Having a log burner, radiator and a double glazed door opening to the rear garden with a double glazed window and side panel.

MUSIC ROOM/STUDY/VERSATILE ROOM WITH STAIRS O
13'0" x 10'2"
Having stairs leading off to the first floor accommodation, radiator and a double glazed window to the fore,

BEDROOM ONE:
13'0" x 11'3"
Having a double glazed windows to the fore, built in wardrobe and a radiator.

BATHROOM:
6'10" x 7'9"
Having a low level flush W.C, wash hand basin set into a vanity unit, bath, corner shower cubicle, radiator, double glazed obscure window to the side, ½ heigh wall tiling incorporating ceramic tiled flooring and an extractor.

KITCHEN/DINER:
15'2" x 11'3"
Having wall mounted and base units, preparation surfaces, space for double oven and extractor with space for further appliances, vinyl flooring, tiled splash backs, stainless steel 1 ½ bowl sink and drainer, radiator, two double glazed window to the rear and a double glazed door leading to the side passage.

SIDE PASSAGE: having doors to either end one leading to the utility, electric meter cupboard and further cupboard housing a Guest W.C and hand basin and the wall mounted boiler.

UTILITY:
6'0" x 7'11"
Having double glazed window to the rear and a double glazed door leading to the rear garden, stainless steel sink and drainer and space for further appliances.

LANDING:
Having useful storage to the eaves.

FIRST FLOOR BEDROOM TWO:
13'7" x 10'2"
Having two double glazed velux window to the side and useful storage.

FIRST FLOOR BEDROOM THREE:
13'5" x 9'10"
Having a double glazed window to the side and useful storage.

UPSTAIRS W.C:
Having a low level flush W.C, wash hand basin set into a vanity unit, double glazed velux window to the side, tiled splash backs and heated electric towel rail.

REAR SITTING ROOM,
9'8" x 7'9"
Having double glazed windows to the rear and side, double glazed french doors leading to the rear garden and a double glazed courtesy door leading into the rear of the garage.

GARAGE:
16'5" x 7'10"
Having two metal opening doors, having lighting and power points.

REAR GARDEN:
Having a deck area ideal for entertaining, with pebbled and step stone pathway leading to a previous chicken run, pathway leading to a further garden area with space for shed, gateway to a further garden area, planted shrubs and mature tree's and all being enclosed by a fenced perimeter.

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 VAT and an Ofsi sanctions check fee of £12 INC VAT.

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 68 877

TENURE: Freehold

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



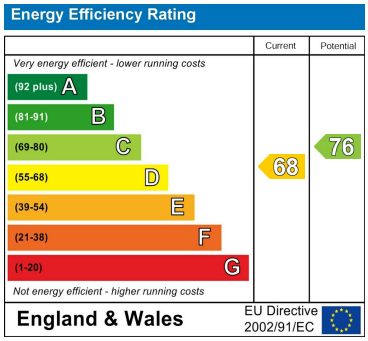
Directions

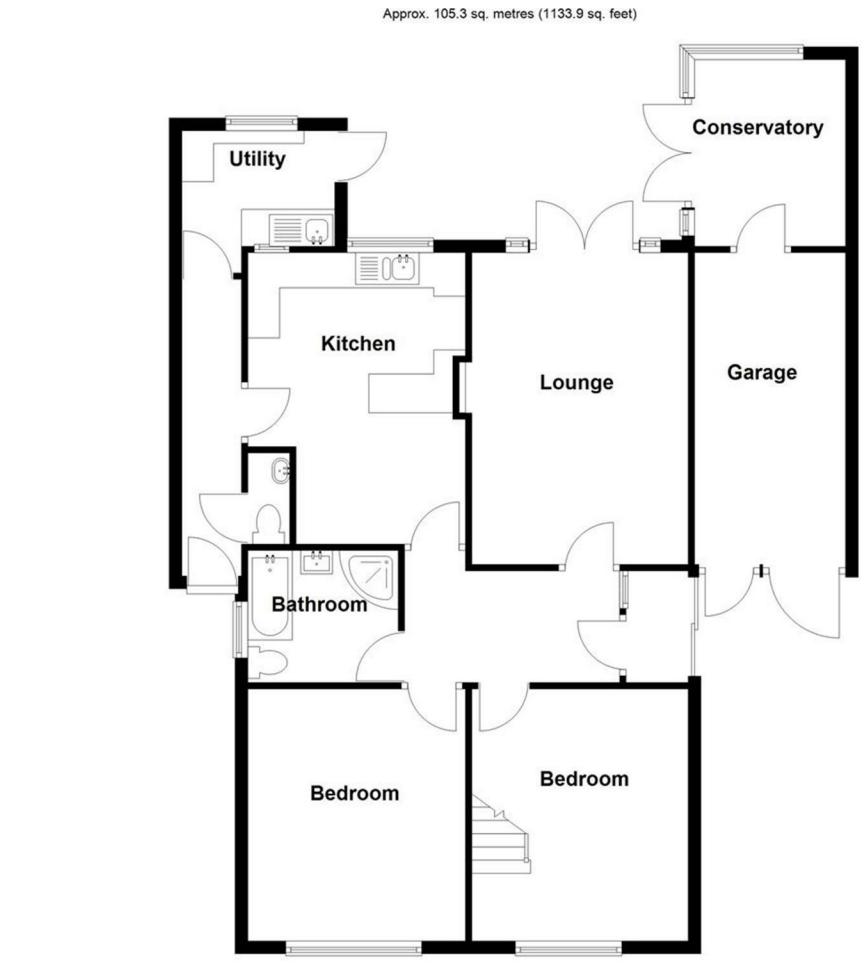
Viewings

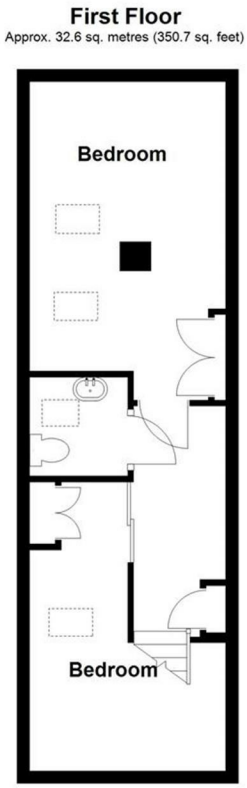
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D







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