



9 Dunston Drive, Chase Terrace, Staffordshire, WS7 2EJ

£265,000

- An extended three bedroom semi-detached property
- Entrance porch & hallway
- Dining room
- Three bedrooms
- Garage
- Offered with no onward chain
- Lounge
- Kitchen & Utility
- Shower room
- Rear garden & Off road parking

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Offered chain free Chariot's are delighted to bring to the market this extended 3 bedroom semi-detached property. Comprising of an entrance porch, hall,, lounge, dining room, kitchen, utility, conservatory, 3 bedrooms, shower room, garage, garden & ample off road parking.



Council Tax Band: C



Offered chain free Chariot Estates are pleased to bring to the market this well appointed and extended three bedroom semi-detached property. Briefly comprising of an entrance porch, hallway, lounge, dining room, kitchen, utility, conservatory, three well-proportioned bedrooms, shower room, garage, fore/rear gardens with ample parking to fore.

Situated within Chase Terrace, Burntwood the property is within easy reach to the facilities offered at Sankey's Corner 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 great sized block paved driveway with an adjacent shale area, access into the garage via an electric door with entrance via a double glazed door into:

All measurements being approx:

ENTRANCE PORCH:

Having a further door that opens into:

ENTRANCE HALLWAY:

Fitted with a radiator, laminate flooring, stairs that lead up to the first floor accommodation and a door into:

KITCHEN:

10'1" x 5'8"

Having a range of wall mounted and base units, 1 ½ sink and drainer with a mixer tap over, space for a cooker, tiled flooring, splash back tiling, double glazed window to the rear, pantry and a door to:

UTILITY:

7'1" x 6'6"

Having a range of wall mounted and base units, stainless steel sink and drainer, space for appliances, splash back tiling, tiled flooring, double glazed door to the rear garden and a door into the garage.

LOUNGE:

14'10" x 14'4"

Having a gas fire with surround, radiator, double glazed window to fore with a door into the kitchen and double doors into:

DINING ROOM:

9'6" x 8'0"

Having a radiator and doors into:

CONSERVATORY:

Being of brick built construction with double glazed windows to the side and rear with a door that opens out to the rear garden.

LANDING:

Having a useful airing cupboard, roof access via a drop down ladder and being boarded, double glazed window to the side and doors into:

BEDROOM ONE:

12'11" x 9'9"

Having a radiator and a double glazed window to fore.

BEDROOM TWO:

10'5" x 9'10"

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

BEDROOM THREE:

15'1" x 7'3"

Having a radiator with a double glazed window to fore and rear.

SHOWER ROOM:

Having a shower cubicle, low level flush W.C, pedestal wash hand basin, double glazed window to fore, radiator and splash back tiling.

GARAGE:

18'10" x 7'10"

Having an electric door, light and a door into the utility room.

ENCLOSED REAR GARDEN:

being beautifully maintained with a block paved patio area, steps to lawn, planted borders, shed and fence panelling.

Due to legislation, we carry out anti money laundering checks on all potential buyers and giftors at a non-refundable cost of £48 inc VAT

Please note that probate has been initiated

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

COUNCIL TAX: C

EPC: Ordered 25.2.26

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

TENURE:

Freehold, to be confirmed by solicitors

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

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

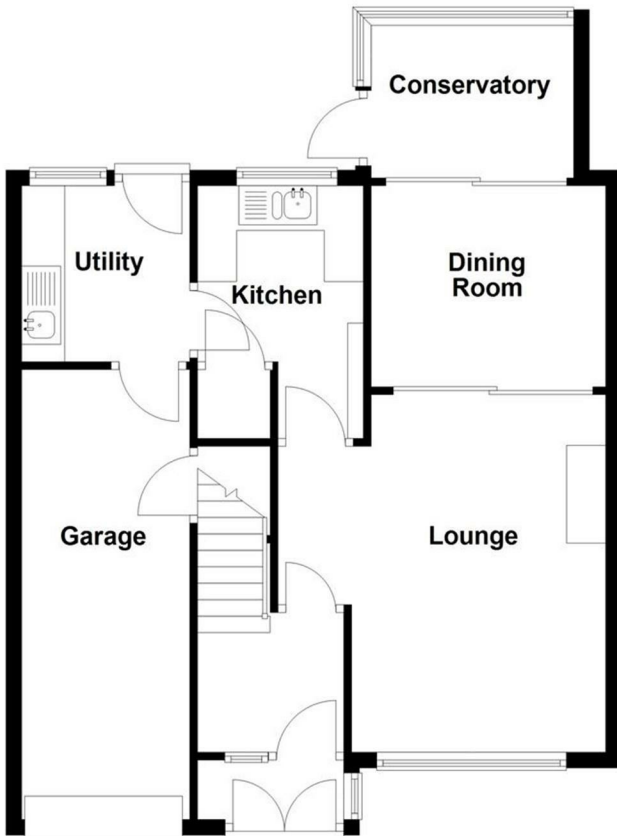
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dunston Drive

Approx. 64.2 sq. metres (691.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)

