



## 4 Sunnymead Road, Burntwood, Staffs, WS7 2LL

£215,000

- A two bedroom semi-detached property
- Gas central heating & double glazing
- Utility room
- Lounge
- Shower room
- Offered with no onward chain
- Fitted kitchen
- Guest W.C
- Two bedrooms
- Garage & Rear garden

# 4 Sunnymead Road, Staffs WS7 2LL

A two bedroom semi-detached property offered with no onward chain. GCH, D/glazing, kitchen, utility, lounge, guest W.C, two bedrooms, shower room, enclosed rear garden and a garage.



Council Tax Band: B



Offered with no onward chain Chariot Estates are pleased to bring to the market this two bedroom semi-detached property. Briefly comprising of a fitted kitchen, lounge, utility, guest W.C, two bedrooms, shower room, garage, rear garden and off road parking.

Situated within Burntwood just off Spinney Lane and Robinson Road the property has a fore ??????? with access via ad double glazed door into: ??????

#### LOUNGE:

18'3" x 10'6"

Having a feature fireplace, radiator and a double glazed window to fore.

#### KITCHEN:

13'10" x 10'2"

Having wall mounted and base units, tiled splash backs, 1 ½ sink and drainer, double glazed window to the rear, wall mounted boiler, radiator, space for appliances, tiled flooring, useful under stair storage cupboard with a door into the garage.

#### GUEST W.C:

Having a low level flush W.C and a wash hand basin.

#### UTILITY:

6'10" x 5'10"

Having space for appliances with a double glazed door that opens out to the rear garden.

#### LANDING:

Having an airing cupboard, loft access and doors to:

#### BEDROOM ONE:

13'9" x 10'4"

Having two double glazed windows to the rear and a radiator.

#### BEDROOM TWO:

13'11" x 10'1"

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

#### SHOWER ROOM:

Fitted with a shower cubicle, heated towel rail, extractor fan, pedestal wash hand basin, low level flush W.C and a double glazed window top the side.

#### GARAGE:

18'3" x 8'11"

Having an electric up and over door, light and power.

#### REAR GARDEN:

Having a paved patio area with a step up to the lawn with planted shrubs, trees and 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 of VAT

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

Tenure: Freehold, to be confirmed with solicitors

#### VIEWING:

Strictly via Chariot Estates on 01543 686877

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



## Directions

## Viewings

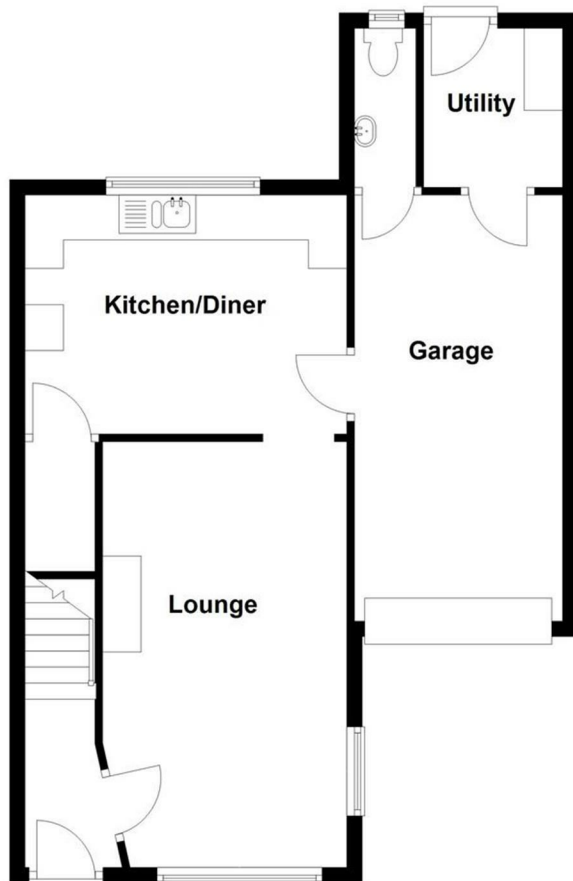
Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 57.9 sq. metres (623.5 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.5 sq. feet)

