



New Street, Chasetown  
Burntwood, WS7 3XY

Offers in the Region Of £360,000

# Chasetown

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Welcome to New Street, Chasetown... Paul Carr Estate Agents are DELIGHTED to bring to market, this fabulous family home nestled in the heart of Burntwood, on a corner plot, offering spacious internal and external living.

This unique property has a vast amount of space with a versatile layout comprising three reception rooms, a well proportioned kitchen, two entrance hallways and a guest W/C.

The upstairs features three generous bedrooms and also a family bathroom.

Being a corner plot the further potential is endless for ever further expansion and could be the ideal place to have outbuildings or even an annexe for multi generational living.

You are within walking distance of Erasmus Darwin Academy, a handful of shops and also plenty of open greenery.

If you are in the market for a truly unique opportunity then New Street could be the one for you...









## Property Specification

SPACIOUS DETACHED FAMILY HOME  
CORNER PLOT  
THREE BEDROOMS  
THREE RECEPTION ROOMS  
CONTEMPORARY KITCHEN AND BATHROOMS

### Hall

Living Room 5.00m (16'5") x 4.04m (13'3")  
Sitting Room 4.34m (14'3") x 3.94m (12'11")  
Kitchen 6.00m (19'8") x 2.49m (8'2")  
Dining Room 5.87m (19'3") x 3.34m (10'11")

### Inner Hallway

Porch

WC

### Landing

Bedroom 1 4.15m (13'7") x 3.65m (12')  
Bedroom 2 3.58m (11'9") x 3.10m (10'2")  
Bedroom 3 2.48m (8'2") x 1.97m (6'6")

### Bathroom

### Viewer's Note:

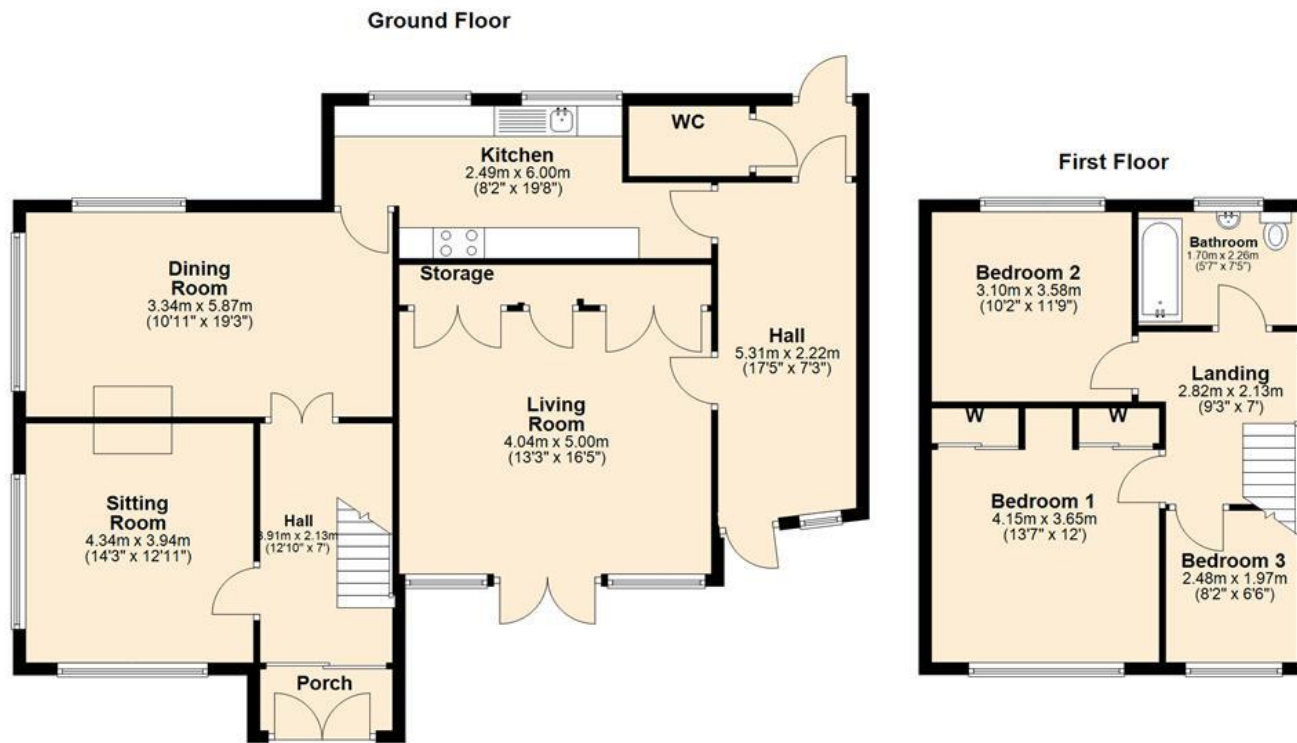
Services connected: Gas, Electric, Water, Drainage  
Council tax band: D  
Tenure: Freehold

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.

# Floor Plan

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



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

