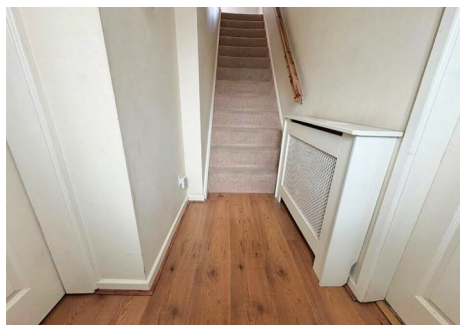




CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



103 School Lane, Chase Terrace, Burntwood, Staffs, WS7 1LB

£365,000

- A modern style three bedroom detached family home
- 3 Reception rooms
- Fore & Rear gardens
- Close to local amenities
- No Onward Chain
- Gas central heating & Double glazing
- Guest W.C, Main bathroom & En-suite to master
- Off road parking
- Viewing highly recommended
- Council Tax Band C & Epc D

103 School Lane, Burntwood WS7 1LB

Chariot Estates are delighted to bring to the market this well presented three bedroom detached family home offered with no onward chain.

The property features three reception rooms, guest W.C, main family bathroom and En-suite to the master bedroom, a good size garden and ample off road parking.

The location on School Lane is particularly appealing, offering a sense of community while being close to local amenities, schools, Chase water country park and transport links.

This house is not just a property, it is a place where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for those seeking a comfortable and stylish home in Burntwood. Do not miss the chance to make this lovely house your own.



Council Tax Band: C



Entrance Hallway

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

Lounge

14'7" x 11'6"

Having a feature fireplace, two radiators, laminate flooring, double glazed bow window to fore and an opening into:

Dining Room

9'9" x 8'1"

Having laminate flooring, radiator, double glazed French doors leading to the rear garden and door to the kitchen.

Utility

6'4" x 5'1"

Having wall mounted units and base unit, space for appliances, radiator, double glazed window to the side with door into the guest W.C, and door into the rear garden.

Fitted Kitchen

9'9" x 8'11"

Having a range of wall mounted and base units, work surfaces, integrated oven, hob and extractor, integrated fridge and freezer, inset 1 ½ bowl sink and drainer, useful storage cupboard, double glazed window to the rear and tiled splash backs.

Guest W.C

5'5" x 3'3"

Having a low level flush W.C, wash hand basin set into vanity unit, tiled splash backs and flooring, heated towel rail and an obscure double glazed window to the rear.

Reception Room

16'7" x 7'8"

Having a double glazed window to the fore, radiator and a cupboard housing the boiler.

Landing

Having access to the roof void and doors off too:

Master Bedroom

13'9" x 9'9"

Having a radiator, two double glazed windows to the fore, built in wardrobes with mirrored frontages and a door to the en-suite.

En-suite

8'1" x 4'5"

Having a low level flush W.C, pedestal wash hand basin, shower cubicle, storage cupboard housing the water tank, heated towel rail, tiled splash backs and flooring and an obscure double glazed window to the fore.

Bedroom Two

11'8" x 7'11"

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

Bedroom Three

8'8" x 7'7"

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

Family Bathroom

8'1" x 4'5"

Having a low level flush W.C, pedestal wash hand basin, panelled bath with shower over, tiled splash backs, heated towel rail and an obscure double glazed window to the rear.

Rear Garden

Having a patio area, pathway leading to a shed and decked area, lawn, borders, side storage area and all being enclosed by a fenced perimeter and gated access to fore.

Disclaimer

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.

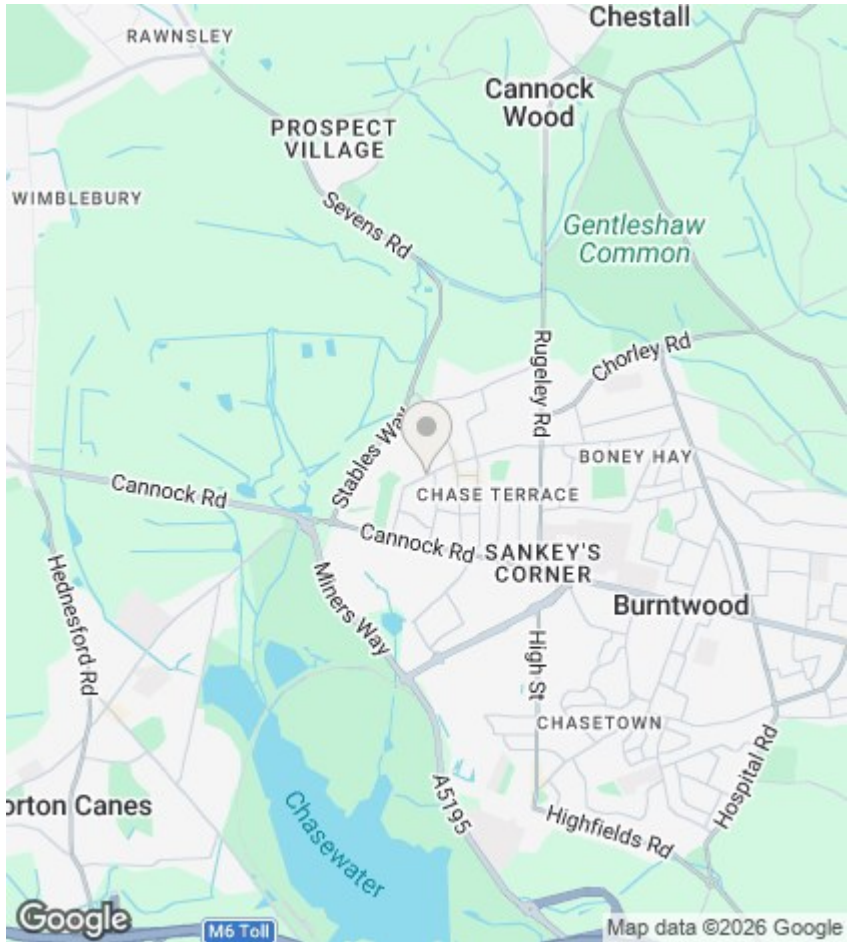
VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: Freehold

CHAIN: No onward chain

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

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

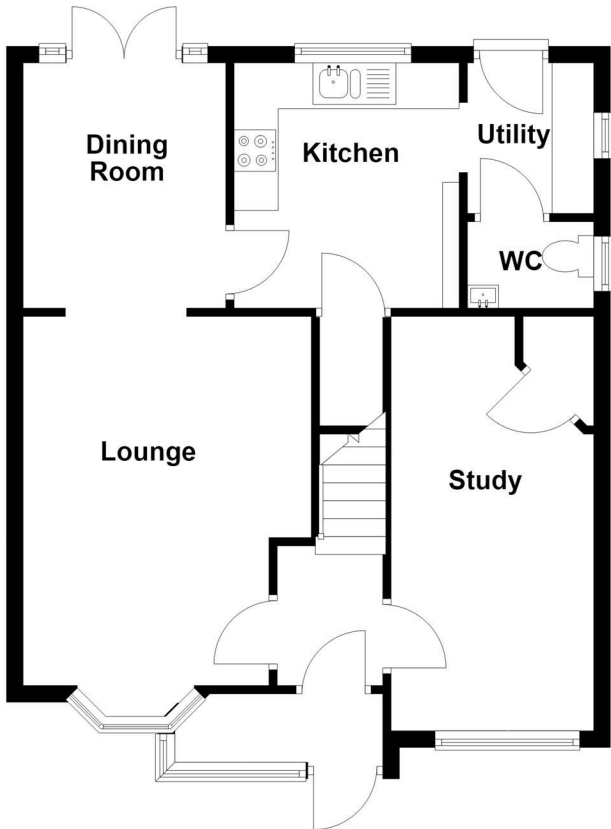
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

School Lane

Approx. 54.7 sq. metres (588.6 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)

