

# HUNTERS®

HERE TO GET *you* THERE



## New Street

Chasetown, WS7 3XY

Asking Price £210,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- BATHROOM WITH CORNER BATH
- SEALED UNIT DOUBLE GLZING
- ENCLOSED GARDENS WITH OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- BREAKFAST KITCHEN WITH OVEN & HOB
- LOFT ROOM
- GAS RADIATOR CENTRAL HEATING
- NO UPWARD CHAIN



Hunters Burntwood are pleased to offer For Sale this well-presented two-bedroom semi detached house on New Street, which is situated close to local amenities and is available with No Upward Chain.

Originally built around 1900, the property has undergone recent improvements including redecoration, new carpets, upgraded kitchen, new fuse board/consumer unit and has the benefit of sealed unit double glazing and gas radiator central heating.

In brief the accommodation includes, porch, two good-sized reception rooms, breakfast kitchen with oven & hob, two well-proportioned bedrooms and the family bathroom. There is also a loft room, providing useful additional space with the potential to create a third bedroom, subject to the necessary retrospective permissions.

Outside, the property benefits from enclosed gardens, with the rear garden providing secure off-road parking for two cars.

### PORCH

Having a sealed unit double glazed leaded front entrance door, sealed unit double glazed leaded side window, laminate floor, radiator and multi paned door to the:

### DINING ROOM

11'8" x 11'2" (3.56m x 3.40m)  
having a sealed unit double glazed leaded side window, double panel radiator, laminate floor stairway to the first floor, understairs storage cupboard with trap door to the cellar.

### LOUNGE

11'7" x 11'4" (3.53m x 3.45m)  
with a sealed unit double glazed leaded front window, double panel radiator and laminate floor.

### BREAKFAST KITCHEN

11'3" x 11'0" (3.43m x 3.35m)  
fitted with a range of base, drawer and wall mounted units, work surface incorporating a 1 1/2 bowl sink top, 4 ring electric hob, fan assisted electric oven, space & plumbing for an automatic washing machine, cupboard with space for a fridge/freezer, radiator, panelled ceiling with inset spotlights, sealed unit double glazed windows to side & rear and sealed unit double glazed leaded rear door.

### LANDING

giving access to the bedrooms and bathroom, inset ceiling spotlights and door giving access to the loft room.

### BEDROOM 1

11-9£ x 11-3" (3.35m-2.74m£ x 3.35m-0.91m)  
having a sealed unit double glazed leaded front window, radiator and recessed storage area.

## BEDROOM 2

11'1" x 9'0" (3.38m x 2.74m)

with a sealed unit double glazed leaded rear window, built in wardrobes and radiator.

## BATHROOM

8'0" x 7'10" (2.44m x 2.39m)

fitted with a white suite incorporating a corner bath with mixer tap shower above, low flush W.C., hand basin with cupboard beneath, understairs storage cupboard, double panel radiator, laminate floor, sealed unit double glazed leaded side window.

## LOFT ROOM

17'2" x 11'10" (5.23m x 3.61m)

having a sky light window, radiator, light & power points, combi boiler fitted in the eaves space

## OUTSIDE

Set on a corner plot, the property benefits from an enclosed garden with a combination of walling, fencing and established hedging. A gated access from the front leads through to the side garden and side entrance door. The garden includes a lawned area, paved patio and useful garden shed, with sliding double gates to the rear providing secure access to the driveway.



Road Map



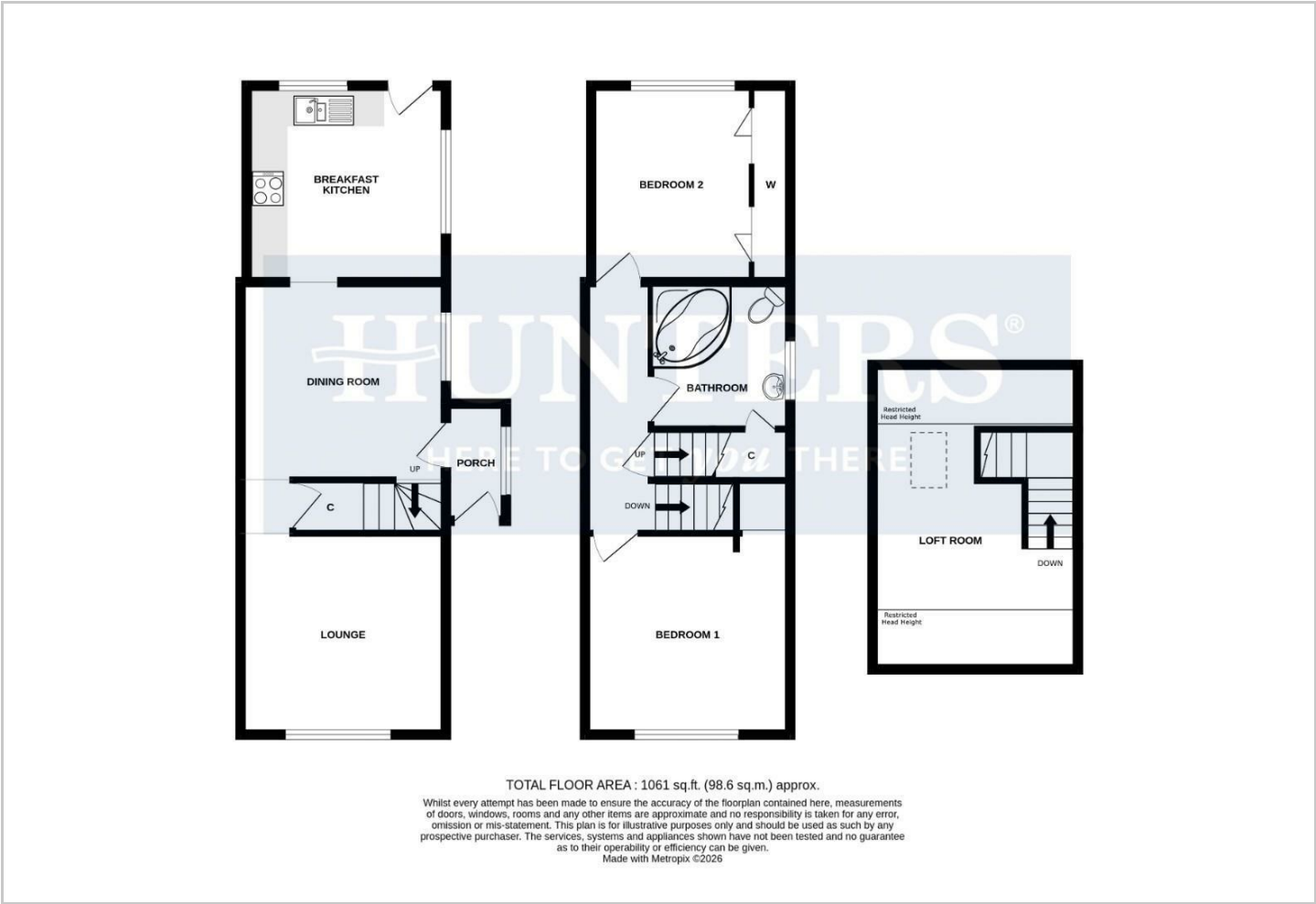
Hybrid Map



Terrain Map



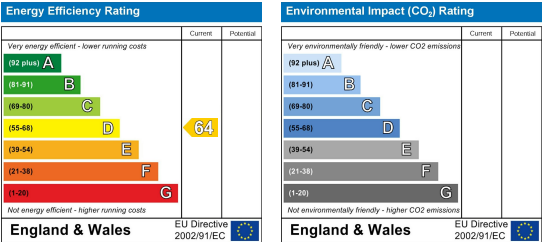
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.