



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



89 Redwood Drive, Burntwood, Staffs, WS7 2AU

£285,000

- A well presented four bedroom semi-detached
- Hallway
- Guest W.C & Garage
- No Onward Chain
- Close to schools and parks
- Gas central heating & double glazing
- Lounge/diner & Conservatory
- Fitted kitchen
- Garage & parking
- Easy access to transport links, Epc Tbc

89 Redwood Drive, Staffs WS7 2AU

Chariot Estates are pleased to market semi-detached family home on Redwood Drive, Burntwood, this charming four-bedroom home offers a perfect blend of comfort and convenience.

Upon entering, you will find two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout is designed to accommodate family life, with a guest W.C. conveniently located on the ground floor. The well-appointed kitchen leads to a private garden, ideal for outdoor gatherings or simply enjoying a quiet moment.

The first floor features four bedrooms, ensuring plenty of room for family or guests. The property also includes two bathrooms, making morning routines a breeze.

For those with vehicles, there is parking available, along with the added benefit of a garage, providing extra storage or potential for a workshop.

With no onward chain, this home is ready for immediate occupancy, allowing you to settle in without delay. Whether you are a growing family or looking for a spacious home in a friendly neighbourhood, this property on Redwood Drive is an excellent choice. Don't miss the opportunity to view this delightful home and envision your future here.

EPC C



Council Tax Band: C



Entrance Porch

Being of a good size and having a cupboard housing the gas and electric meters.

Entrance Hallway

Having stairs to the first floor accommodation, radiator, door to the lounge and kitchen and two useful storage cupboards.

Kitchen

16'8" x 9'5"

Having a range of wall mounted and base units, work surfaces, inset one and half sink and drainer, space for appliances, space for double oven and hob with an extractor over, radiator, splash back tiling, tiled flooring, double glazed window to the rear, double glazed door leading to the rear garden, door to guest W.C and door to garage.

Guest W.C

Having a low level flush W.C, wash hand basin, tiled splash backs and tiled flooring.

Garage

16'2" x 7'5"

Having double opening metal doors, wall mounted Valiant boiler and lighting

Spacious Lounge/Diner

24'10" x 11'7"

Having a feature fire with surround, radiator, double glazed bow window to the fore and double glazed sliding patio doors to the conservatory.

Conservatory

10'1" x 8'1"

Being of part brick construction having double glazed windows to the rear and side and a double glazed French doors that opens out to the rear garden.

Landing

Having access to the roof void and two useful storage cupboards one housing a radiator.

Bedroom One

13'5" x 11'7"

Having a radiator and a double glazed window to fore.

En-Suite

7'2" x 6'3"

Having a low level flush W.C, wash hand basin, separate shower cubicle, tiled splash backs and an obscure double glazed window to the fore.

Bedroom Two

10'6" x 10'1"

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

Bedroom Three

13'3" x 7'3"

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

Bedroom Four

7'3" x 6'12"

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

Family Bathroom

8'3" x 5'6"

Being of a white suite comprising of a shaped bath low level flush W.C set into a vanity unit with storage and wash hand basin, heated towel rail, tiled walls and a double glazed window to the rear.

Rear Garden

Having block paved patio area with step up to a decked area ideal for entertaining, outside electric socket, lighting, lawn area and all being enclosed by a fenced perimeter.

Disclaimer

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, 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:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 69.9 sq. metres (752.6 sq. feet)

