



Chase Vale,  
Burntwood, WS7 3GD

Offers in the Region Of £275,000

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WOW - OUTSTANDING PLOT SIZE WITH UNRIVALLED POTENTIAL!!

This wonderful bungalow is offered for sale with NO ONWARD CHAIN and occupies a generous corner position in a sought after cul-de-sac location. Internally you have a welcoming entrance hall, spacious living room, kitchen with space for appliances, two well proportioned bedrooms and a modern shower room. In addition to this there is a garden room/conservatory, useful garage and a snug/workshop.

Outside is a stunning wrap around, privately enclosed garden, the perfect space for those looking to extend or for entertaining guests. To the fore is a multi vehicle driveway and pleasant lawn area.

You will find a handful of shops, supermarkets and amenities all within easy walking distance as well as bus routes to Lichfield City Centre and Cannock Town.

All in all this property presents excellent value and early viewing is advised!!!







## Property Specification

NO CHAIN  
GENEROUS PLOT SIZE  
SOUGHT AFTER CUL-DE-SAC LOCATION  
NEAR TO SHOPS AND BUS ROUTES  
TWO BEDROOMS

Hall 1.63m (5'4") x 1.32m (4'4")

Living Room 6.01m (19'9") x 3.72m (12'2")

Kitchen 3.41m (11'2") x 2.75m (9')

Bedroom 1 4.14m (13'7") x 3.06m (10')

Bedroom 2 3.34m (10'11") x 2.75m (9')

Shower Room 2.26m (7'5") x 2.14m (7') max

Conservatory 3.35m (11') x 2.44m (8')

Snug area 2.92m (9'7") x 2.73m (8'11")

Garage 5.69m (18'8") x 3.29m (10'10")

### Agent's Note:

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:

### Viewer's Note:

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

# 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

