CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS

16 Oaken Gardens, Burntwood, WS7 2AY

£210,000

- A three bedroom semi-detached house
- In need of some modernization
- Two reception rooms
- Close to local amenities
- EPC TBC & Council Tax Band B
- Currently leasehold to be brought as Freehold upon completion
- No onward chain
- Ideal for families
- Viewing recommended

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

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Chariot Estates are pleased to market this three bedroom semi-detached family home.

Upon entering, you will find a spacious reception room that provides a warm and inviting space for relaxation and entertaining. The layout is thoughtfully designed to accommodate family life.

The property features three well-proportioned bedrooms. The bathroom is conveniently located, providing easy access for all members of the household.

One of the standout features of this home is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. Additionally, while the property is currently leasehold, it will be converted to freehold upon completion, providing you with greater ownership and peace of mind.

Oaken Gardens is a lovely area, known for its friendly community and proximity to local amenities, schools, and parks. This home is perfect for families looking to settle in a tranquil yet accessible location.

3 1 1 E

Council Tax Band: B

Fore
Having a lawn to fore, pathway leading up to the front door and a useful storage cupboard housing the gas and electric meters.

Entrance Hallway
Having a useful storage cupboard and having the stairs off to the first floor accommodation.

Lounge
15'7" x 11'6"
Having a double glazed window to fore and a feature electric fireplace.

Kitchen
9'9" x 8'8"
Having wall and base units, cupboard housing the blow air heating system, sink and drainer, space for an oven, hob and additional appliances. Double glazed windows to rear and side with a double glazed door leading out to the rear garden.

Dining Room
9'1" x 8'4"
Having a double glazed window to the rear.

Landing
The landing offers a double glazed window to the side, two useful storage cupboards, one of which houses the hot water cylinder and access to the roof void.

Bedroom One
11'9" x 11'1"
Having a double glazed window to the fore.

Bedroom Two
10'11" x 10'1"
Having a double glazed window to rear and door into wardrobe space.

Bedroom Three
8'4" x 6'9"
Having a double glazed window to the fore.

Bathroom
5'10" x 5'2"
Offering paneled bath with shower attachment and a double glazed window to rear.

Seperate W.C
Having a low level flush W.C and a double glazed window to the rear.

Rear Garden
The rear garden offers a patio area, step up onto the lawn which includes planted shrubs, a further step leading to the rear of the garden and access door into the garage.

Garage
18'7" x 8'3"
The garage has an up and over door and a rear door leading into the garden.

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 and £12 INC VAT for a Ofsi sanctions check.

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: Leasehold, Freehold upon completion.
E-MAIL: burntwood@chariotestates.co.uk
WEBSITE: www.chariotestates.co.uk

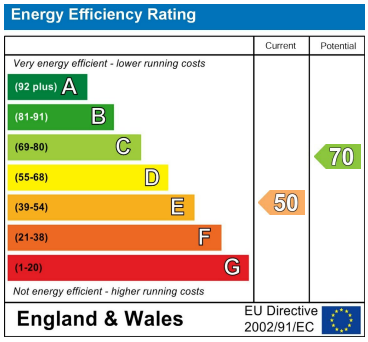
Directions

Viewings

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

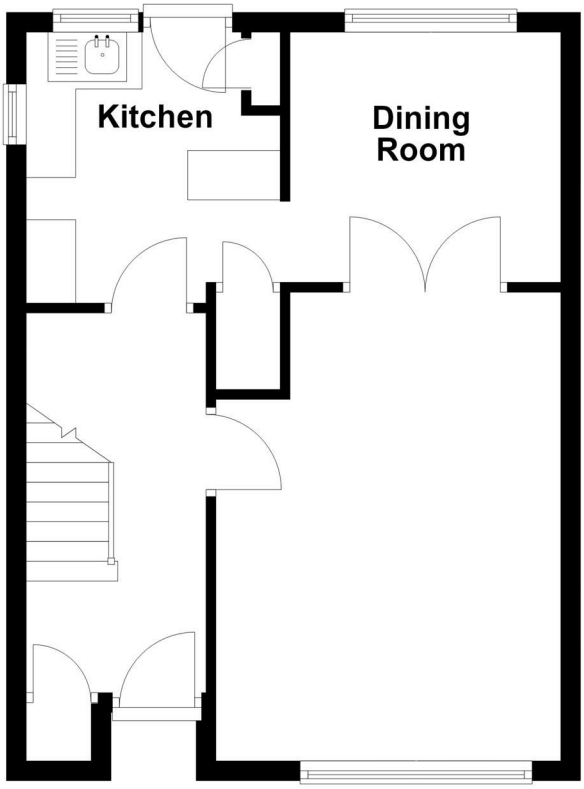
EPC Rating:

E



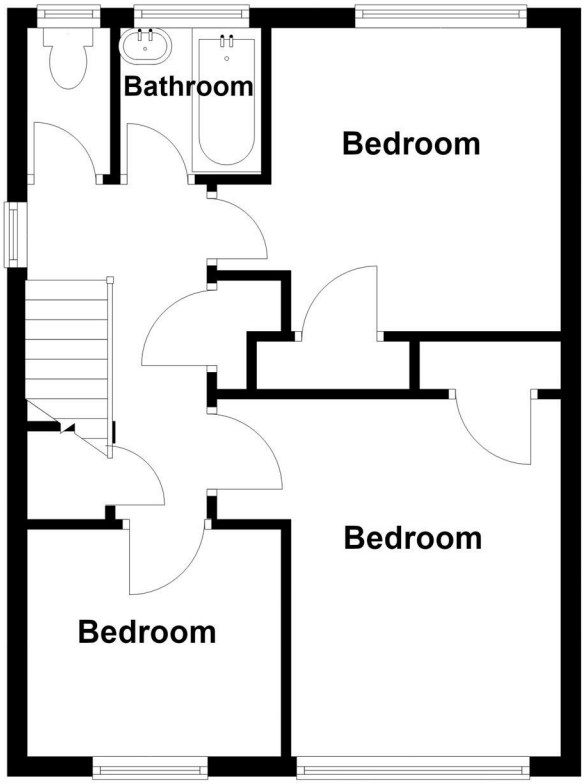
Oaken Gardens

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



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