



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

22 FERNDAL CLOSE, BURNTWOOD, STAFFS, WS7 4US

£269,500





Chariot Estates are pleased to market this three/four bedroom semi-detached Dorma style property briefly comprising of: gas central heating, double glazing, two reception rooms, conservatory and a block paved driveway providing ample off road parking.

Being set back away from the road situated in a CUL-DE-SAC location the property is accessed via a wooden glazed door:

#### **ENTRANCE HALLWAY:**

Having stairs off leading to the first floor accommodation, door to useful storage cupboard, radiator, double glazed window to the fore and doors leading to:

#### **DOWNSTAIRS BATHROOM:**

Having a white suite comprising of a pedestal wash hand basin, low level flush W.C, paneled bath with Triton shower over, lino flooring, radiator, storage cupboard, obscure double glazed window to the side.

#### **LOUNGE:**

18'3 x 11'8 (5.55m x 3.56m) Having double opening doors into the dining room, door to conservatory and kitchen, Adam style wooden surround with, coving, radiator, double glazed window to the rear leading into the conservatory.

#### **DINING ROOM:**

11'8 x 9'7 (3.56m x 2.91) Having a double glazed window to the fore, radiator and coving to the ceiling.

#### **CONSERVATORY LEADING TO UTILITY AREA:**



Being of an 'L' shaped room, and being of part brick construction with laminate flooring and radiator with double glazed windows to the rear the conservatory extends round into a utility area which benefits from: plumbing for an automatic washing machine, room for tumble dryer and other appliances, roll top preparation work surfaces with a door leading to the inner lobby and a double glazed door to the rear garden.

#### **DOWNSTAIRS BEDROOM FOUR/SITTING BEING A VERSATILE ROOM:**

13'3 x 8'5 (4.04m x 2.56m) Having a door to the rear garden, radiator and a double glazed window to the side.

#### **FITTED KITCHEN:**

15'7 x 7'7 (4.75m x 2.31m) Having a wide range of wall mounted and base units, roll top preparation surfaces with mixer taps over, inset stainless steel sink and double drainer, splash back tiling, integrated gas hob, integrated electric oven, space for fridge, space and plumbing for a dishwasher, double glazed door to the side, ceramic tiled flooring and a double glazed window to the rear.

#### **LANDING:**

Having doors leading off to:

#### **MASTER BEDROOM:**

14'1 x 10'8 (4.29m x 3.25m) Having a double built in wardrobe, radiator and a double glazed window to the fore.

#### **BEDROOM TWO:**

13'8 max x 8'8 (4.16m x 2.64m) Having a built in



cupboard, radiator and a double glazed window to the rear.

#### **BEDROOM THREE:**

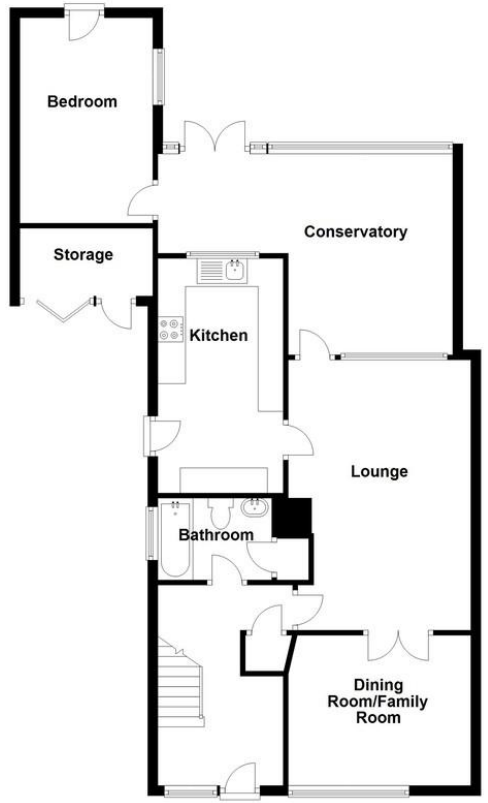
10'1 x 9' (3.07m x 2.74m) Having a radiator and a double glazed window to the rear.

#### **REAR GARDEN:**

Having a patio area with step up to lawn, mature planted shrubs and plants and all being enclosed by a fenced perimeter.

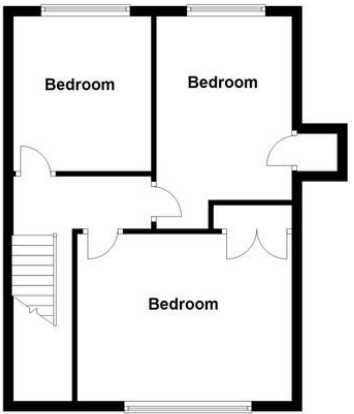


**Ferndale Close**  
Approx. 92.6 sq. metres (996.5 sq. feet)



Total area: approx. 135.8 sq. metres (1461.5 sq. feet)

**First Floor**  
Approx. 43.2 sq. metres (465.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	