



Ogley Hay Road, Chasetown
Burntwood, WS7 4RA

Offers in the Region Of £367,500

Chasetown

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WOW - AMAZING POTENTIAL Welcome to Ogley Hay Road, bordering Hammerwich Village and Burntwood Town lies this traditional family home filled with an abundance of potential and offered for sale with NO ONWARD CHAIN.

Internally this beautiful home has an inviting entrance hall, spacious through lounge-diner and also a kitchen area that could be improved/extended. Stairs lead to the first floor where you will three generous bedrooms and a stunning family bathroom. The views from all bedrooms are incredible with fields front and back.

Outside is a garden space and to the fore is a large multi vehicle driveway that could prove useful for those with motorhomes, vans or even business use.

Nearby amenities include a handful of local shops, transport links including M6 Toll Road & A5 and also the prestigious Erasmus Darwin Academy within walking distance.

The potential and scope to add value or create your perfect family home is endless, please feel free to call for more information!





Property Specification

SUPERB POTENTIAL
NEAR TO HAMMERWICH
WALKING DISTANCE TO ERASMUS DARWIN ACADEMY
STUNNING SEMI-RURAL FEEL
CALL NOW TO VIEW!!!

Hallway

Living room 28' 3" x 11' 10" (8.60m x 3.60m)

Kitchen 15' 5" x 6' 11" (4.7m x 2.1m)

Double Garage 16' 1" x 13' 5" (4.90m x 4.10m)

Landing

Bedroom One 13' 9" x 11' 10" (4.20m x 3.60m)

Bedroom Two 11' 10" x 11' 10" (3.60m x 3.60m)

Bedroom Three 7' 10" x 5' 11" (2.40m x 1.80m)

Bathroom

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

