



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



32 Two Oaks Avenue, Chase Terrace, Burntwood, Staffs, WS7 1FP

£260,000

- Offered with no onward chain
- Entrance hall
- Spacious lounge/diner
- Three bedrooms master with en-suite
- Garage and rear garden
- A well presented three bedroom semi-detached property
- Kitchen
- Conservatory
- Family bathroom
- Off road parking

32 Two Oaks Avenue, Burntwood WS7 1FP

Offered with no onward chain Chariot Estates are pleased to bring to the market this well presented three bedroom semi-detached property. Briefly comprising of an entrance hall, kitchen, lounge/diner, conservatory, bathroom, En-suite to master, garage, enclosed rear garden and off road parking.



Council Tax Band: C



Offered with no onward chain Chariot Estates are pleased to bring to the market this well presented three bedroom semi-detached property. Briefly comprising of an entrance hallway, kitchen, spacious lounge/diner, conservatory, three bedrooms, En-suite to master, bathroom, garage, enclosed rear garden and ample off road parking to fore.

Set on the modern Estate just off stables way conveniently located within easy reach to the facilities offered within Burntwood, this includes schools, bus routes and useful road links being the A5 and M6 Toll Road and having Chasewater an area of natural beauty close by.

Set off away from the road the property has a tarmacked frontage that provides off road parking with gated access to the rear garden, garage and a double glazed entrance door into:

ENTRANCE HALLWAY:

Having laminate flooring, radiator and doors to both the kitchen and garage.

KITCHEN:

10'8" x 7'1"

Having a range of wall mounted and base units, sink and drainer, integrated oven, gas hob and extractor over, space for appliances, splash back tiling, radiator and a double glazed window to the fore.

CONSERVATORY:

16'4" x 9'9"

Having double glazed window to the side and rear and double glazed sliding patio doors leading to the rear garden with lighting and power points.

SPACIOUS LOUNGE/DINER:

18'7" x 13'9"

Having a double glazed window to rear, double glazed sliding patio doors leading to the conservatory, two radiators, space for dining room table, stairs off leading to the first floor accommodation and a feature fireplace.

LANDING:

Having roof access, useful storage cupboard and a double glazed window to the side.

BEDROOM ONE:

11'7" x 10'3"

Having a double glazed window to the fore, radiator, built in wardrobes and a door into:

EN-SUITE:

6'10" x 5'3"

Having a shower cubicle, low level flush W.C, pedestal wash hand basin, splash back tiling, radiator, extractor and a double glazed window to the fore.

BEDROOM TWO:

12'10" x 9'4"

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

BEDROOM THREE:

9'1" x 7'1"

Having a double glazed window to the rear.

BATHROOM:

7'0" x 6'7"

Having a panelled bath with a shower attachment over, low level flush W.C, pedestal wash hand basin, double glazed window to the side radiator, half height wall tiling and vinyl flooring.

REAR GARDEN:

Having a patio area, with a pebbled feature walk way, lawn, planted shrubs, gated to side leading to the fore and all being enclosed by a fenced perimeter.

GARAGE:

16'2" x 7'9"

Having a metal up and over door, lighting and power points.

Due to legislation we require to carry out an anti money laundering checks on all potential buyers and giftors at a cost of £40 + vat per person. This fee is non-refundable.

EPC D

Council Tax C

VIEWING:

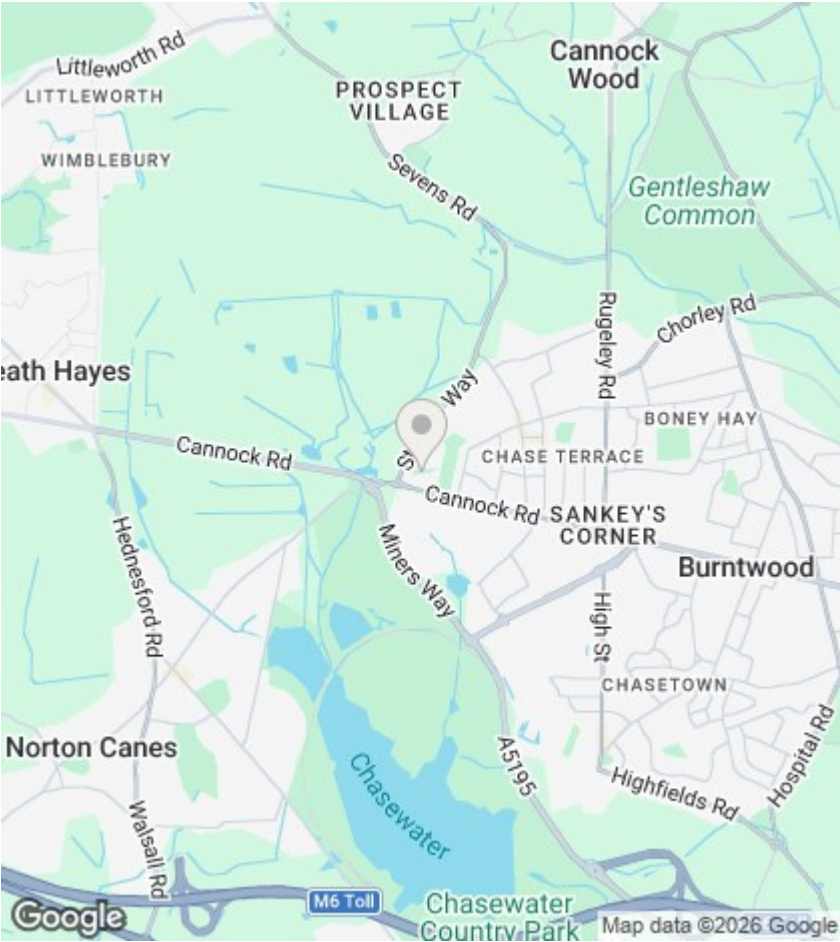
Strictly via Chariot Estates on 01543 68 68 77

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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	