CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

4 Fernleigh Avenue, Chase Terrace, Burntwood, Staffs, WS7 2ES

£127,000

- A two bedroom first floor maisonette
- Double glazing
- Fitted kitchen
- Two well proportioned bedrooms
- Rear garden
- Gas central heating
- Entrance hall/landing
- Spacious lounge
- Bathroom
- Garage

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Chariot Estates are pleased to offer for sale this two bedroom first floor maisonette. Briefly comprising of an entrance hallway, spacious lounge, fitted kitchen, two bedrooms, bathroom, rear garden and garage. An ideal first time buy.

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Council Tax Band: A

Chariot Estates are delighted to bring to the market this conveniently located two bedroom first floor maisonette. Briefly comprising of a private entrance hallway and landing, fitted kitchen, spacious lounge, two bedrooms, bathroom, great sized enclosed rear garden along with having gas central heating and double glazing, garage and a rear garden.

Situated within the Chase Terrace area to Burntwood the property is within walking distance to a few local shops and is within easy reach to the local facilities at Burntwood Town Shopping Centre where you can find supermarkets, post office, gym, coffee shops and the leisure centre.

Set away from the road the property has steps that lead up to the private double glazed front door that opens into:

ENTRANCE HALLWAY:
Having a double glazed window to side and fore radiator, and stairs that lead up to the landing which has a further double glazed window to the side, radiator and doors into:.

LOUNGE:
12'4" x 11'8"
Having a radiator, ceiling light fan, coving and a double glazed window to fore.

FITTED KITCHEN:
11'1" x 11'10"
Having a good range of wall mounted and base units, roll top preparation surfaces, inset circular stainless steel sink and drainer with a mixer tap over, space and plumbing for an automatic washing machine, space for a free standing fridge/freezer, integrated electric oven and hob, splash back tiling, radiator, wall mounted boiler and a double glazed window to the rear.

BEDROOM ONE:
11'8" x 9'9"
Having a useful storage cupboard, radiator and a double glazed window to fore.

BEDROOM TWO:
9'8" x 7'8"
Having a radiator and a double glazed window to the rear.

BATHROOM:
Being of a white suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin, low level flush W.C, radiator, useful storage cupboard and a double glazed window to the rear.

From the front entrance there is a pathway around the side that leads to:

PRIVATE ENCLOSED REAR GARDEN:
Being solely owned by the property is has a great sized lawn which incorporates a timber shed that has electrics.

GARAGE:
Situated to the rear of the property in a separate block having a metal up and over door. From the photo's it's the second one in from the left as you're looking at them.

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, 93 years left, cost TBC via Simarc awaiting an email to from them to confirm the costs, EPC C, Council Tax Band: A

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

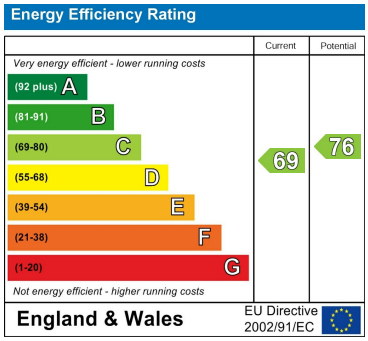
Directions

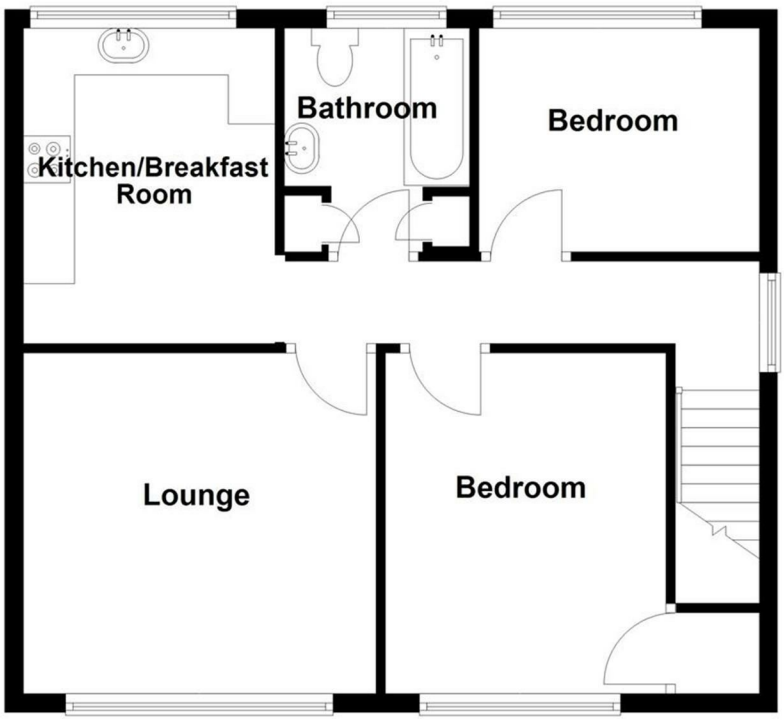
Viewings

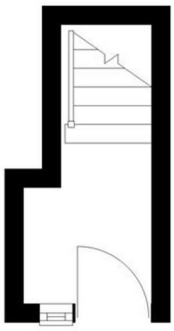
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C





Ground Floor

Approx. 3.4 sq. metres (36.5 sq. feet)