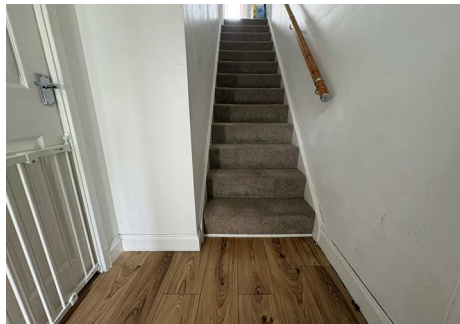




CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS



4 Chaselands, Burntwood, Staffs, WS7 3UZ

£200,000

- A two bedroom end terraced property with NO ONWARD CHAIN
- Close to Chasewater
- Good bus route access
- Two cosy bedrooms
- Ideal first-time buy
- Great buy-to-let option
- Near shops and schools
- End terrace house
- Viewing recommended
- Council tax band B & Epc C

4 Chaselands, Staffs WS7 3UZ

Chariot Estates are pleased to market this excellent first time buy located in Chaselands, Burntwood, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let property with no onward chain. The home boasts a warm and inviting atmosphere, perfect for modern living.

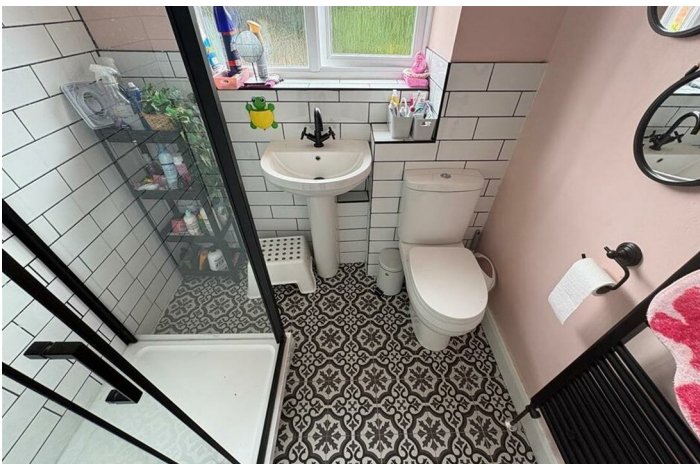
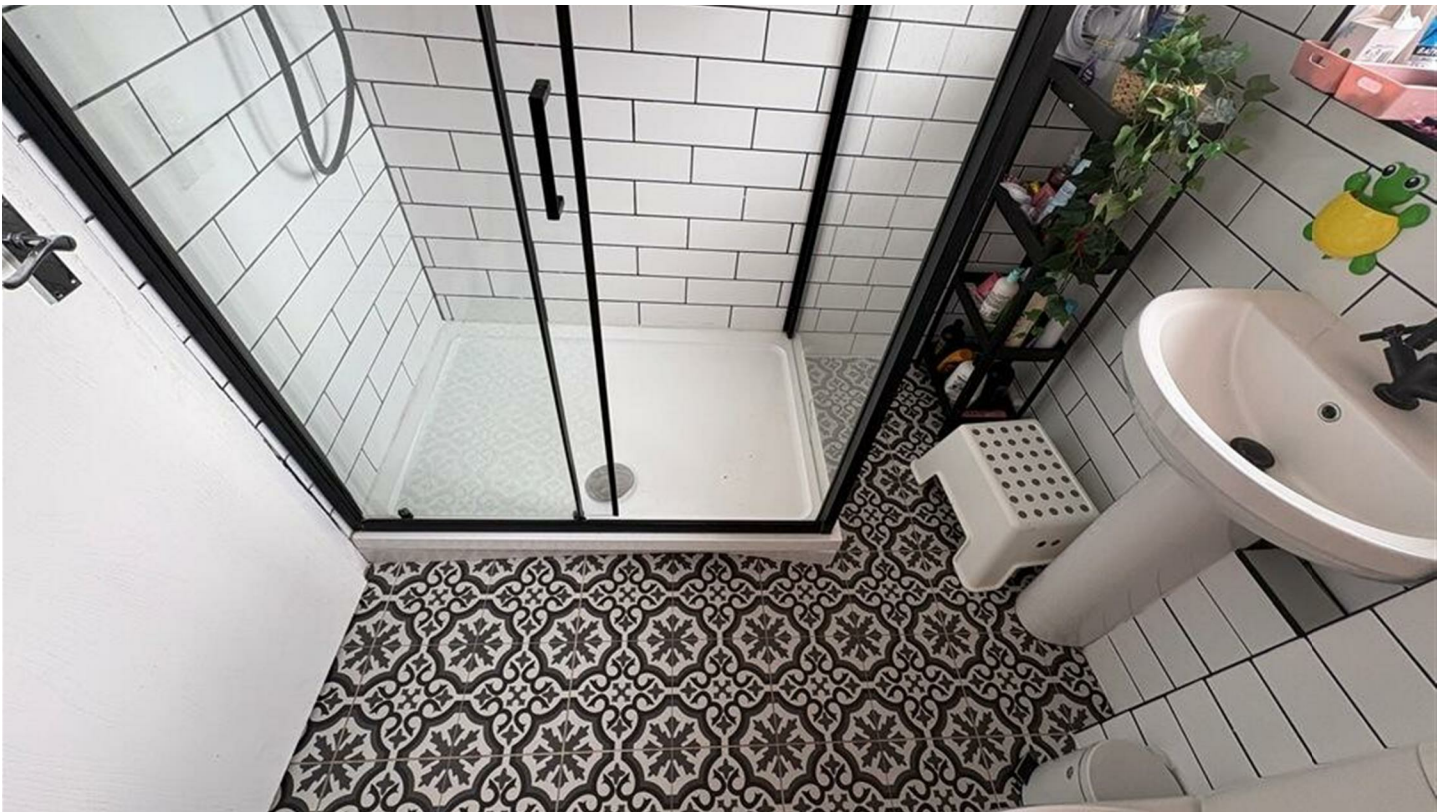
The property features a well-proportioned reception room, ideal for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family or for those who appreciate a little extra room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the parking space available, providing added convenience in this bustling area. The location is particularly appealing, with easy access to local amenities, including shops, schools, and bus routes, making daily life a breeze. Additionally, the proximity to Chasewater offers a wonderful opportunity for outdoor activities and leisurely walks.

This property is not only a fantastic first home but also a promising investment opportunity in a sought-after location. With its blend of comfort, convenience, and potential, this end-terrace house in Chaselands is certainly worth considering for those looking to make a move in the property market.



Council Tax Band: B



Lounge

14'6" x 9'7"

Having a double glazed window to the fore, radiator and a storage cupboard.

Kitchen Diner

12'7" x 9'2"

Having wall and base units, preparation surfaces, space for appliances, extractor, space for small table, double glazed window to the rear and a double glazed French doors leading out to the rear garden.

Landing

Having access to the roof void and doors off too:

Bedroom One

12'8" x 11'6"

Having two double glazed windows to the fore, storage cupboard and radiator.

Bedroom Two

9'5" x 6'3"

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

Bathroom

7'3" x 6'7"

Having a low level flush W.C, heated towel rail, separate shower cubicle, pedestal wash hand basin, tiled splash backs and a double glazed window to the rear.

Rear garden

Having a lawn and all being enclosed by a fenced perimeter.

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 VAT and an Ofsi sanctions check fee of £12 INC VAT.

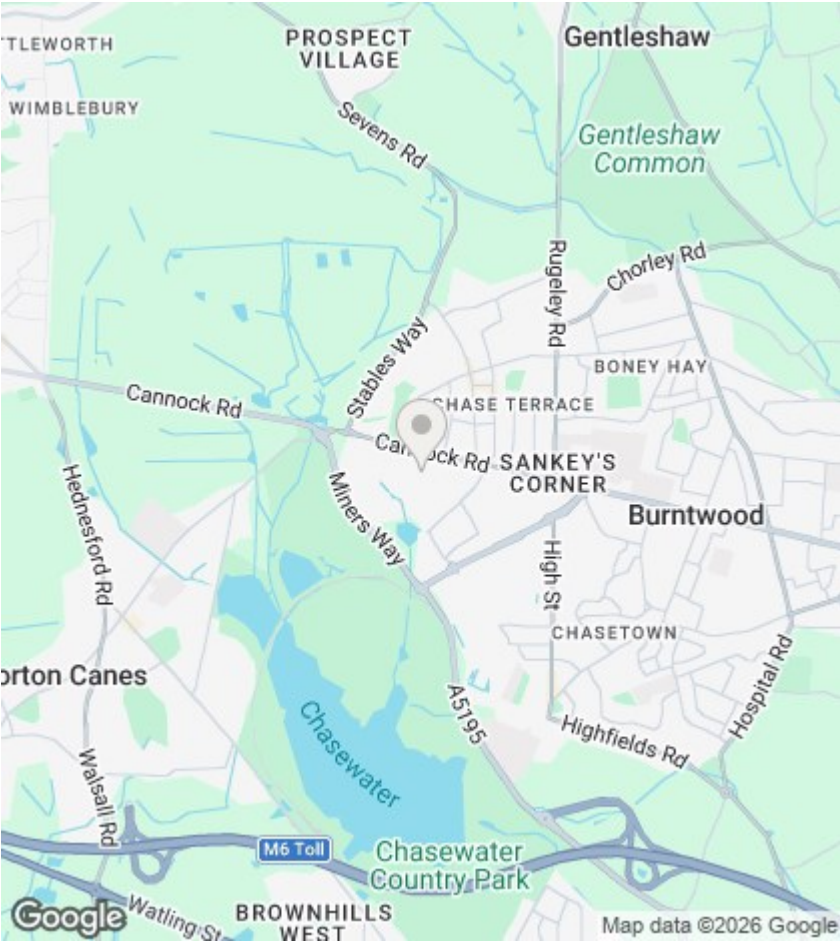
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: 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:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	