



## 7 Leander Close, Chase Terrace, Burntwood, WS7 1PW

£285,000

- A beautifully extended three bedroom semi-detached house
- Conservatory
- Additional snug/Versatile room
- Near excellent schools
- Ideal for family living
- Cul-de-sac location
- Guest W.C
- Close to Chasewater
- Easy access to bus routes
- Viewing highly recommended

# 7 Leander Close, Burntwood WS7 1PW

Nestled in the tranquil cul-de-sac of Leander Close, Chase Terrace, this beautifully presented extended semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a breakfast kitchen and a delightful conservatory, providing an abundance of natural light and a lovely view of the garden. The ground floor also features a convenient guest W.C., enhancing the practicality of the living space.

The property boasts excellent local amenities, with schools, bus routes, and commuter links all within easy reach, making it an ideal location for families and professionals alike. Additionally, the proximity to Chasewater offers opportunities for outdoor activities and leisure, perfect for those who enjoy nature and the great outdoors.

Parking is made easy with ample off road parking. This home is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining well-connected to the surrounding area.

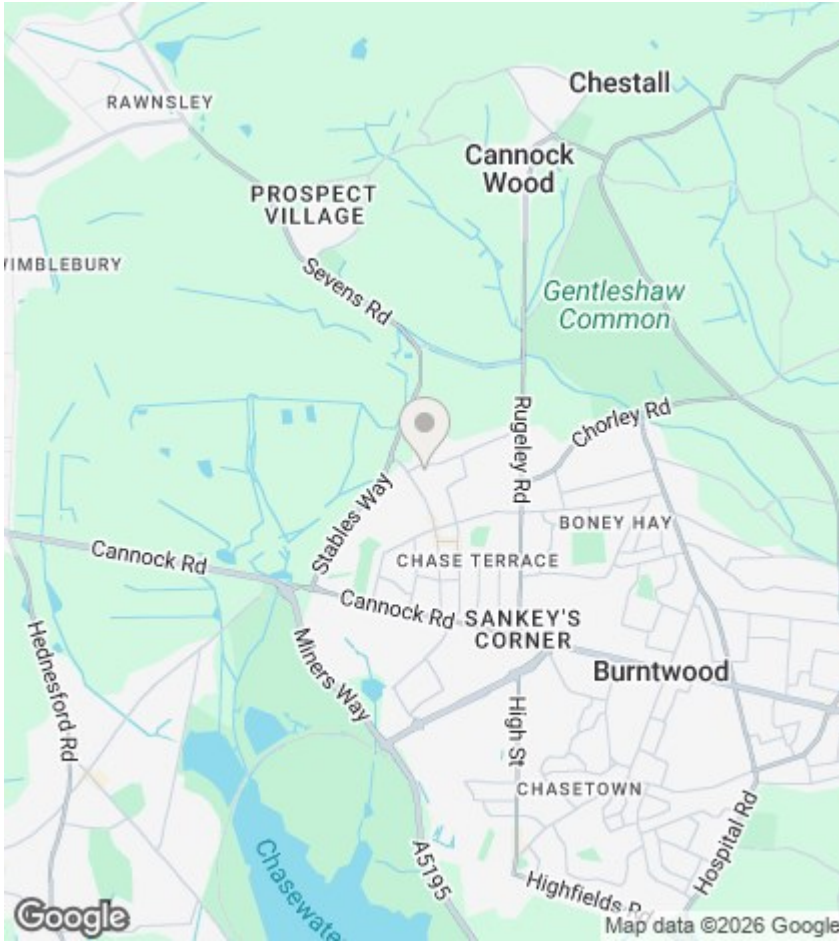
This semi-detached house on Leander Close is a wonderful opportunity for anyone looking to settle in a family-friendly neighbourhood with excellent amenities. Do not miss the chance to make this charming home your own. Viewing is essential.



Council Tax Band: B







## Directions

## Viewings

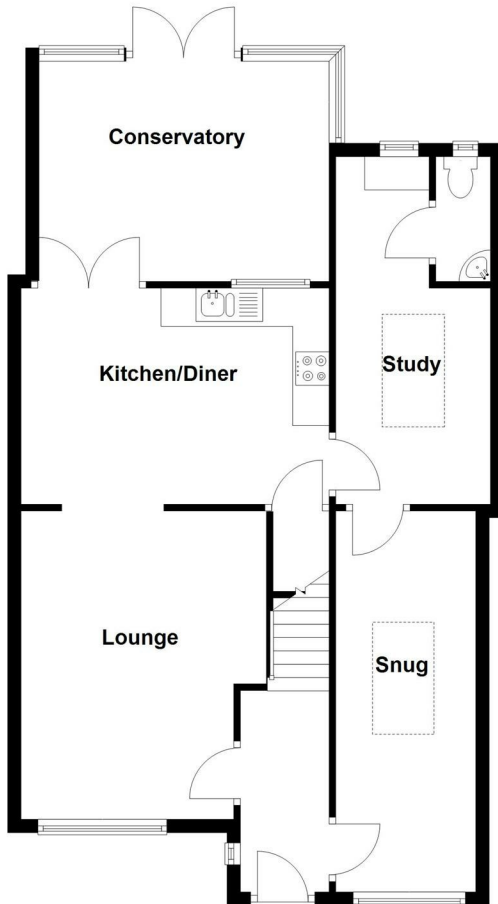
Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 78.4 sq. metres (844.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)

