



New Street, Chasetown
Burntwood, WS7 3XY

Offers in the Region Of £349,500

Chasetown

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Welcome to New Street, Chasetown... Paul Carr Estate Agents are DELIGHTED to bring to market, this fabulous family home nestled in the heart of Burntwood, on a corner plot, offering spacious internal and external living.

This unique property has a vast amount of space with a versatile layout comprising three reception rooms, a well proportioned kitchen, two entrance hallways and a guest W/C.

The upstairs features three generous bedrooms and also a family bathroom.

Being a corner plot the further potential is endless for ever further expansion and could be the ideal place to have outbuildings or even an annexe for multi generational living.

You are within walking distance of Erasmus Darwin Academy, a handful of shops and also plenty of open greenery.

If you are in the market for a truly unique opportunity then New Street could be the one for you...









Property Specification

SPACIOUS DETACHED FAMILY HOME
CORNER PLOT
THREE BEDROOMS
THREE RECEPTION ROOMS
CONTEMPORARY KITCHEN AND BATHROOMS

Hall

Living Room 5.00m (16'5") x 4.04m (13'3")

Sitting Room 4.34m (14'3") x 3.94m (12'11")

Kitchen 6.00m (19'8") x 2.49m (8'2")

Dining Room 5.87m (19'3") x 3.34m (10'11")

Inner Hallway

Porch

WC

Landing

Bedroom 1 4.15m (13'7") x 3.65m (12')

Bedroom 2 3.58m (11'9") x 3.10m (10'2")

Bedroom 3 2.48m (8'2") x 1.97m (6'6")

Bathroom

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:

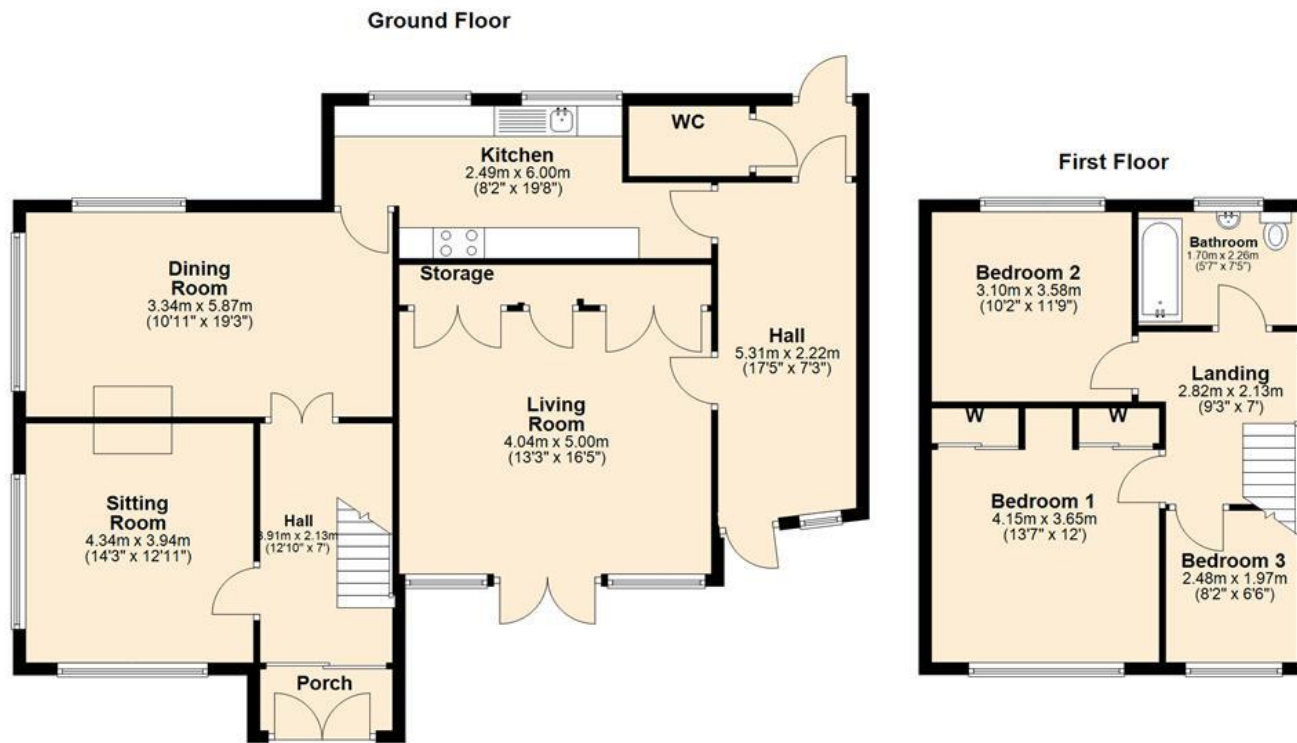
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Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

