



Chase Road,
Burntwood, WS7 0DP

Offers in the Region Of £275,000

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3



1



2



NO CHAIN!

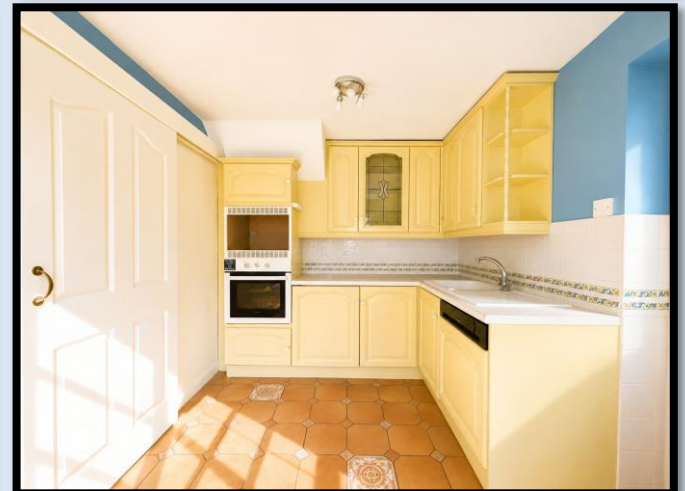
Welcome to Chase Road, a deceptively spacious link detached property located a stones throw from Swan Island in Burntwood.

Internally this home comprises two generous reception rooms, conservator, kitchen with space for appliances, utility space with W/C, three well proportioned bedrooms including an impressive master bedroom and also an extended family bathroom. To the side is a large garage with a workshop space to the rear and access to the garden.

Outside is a pleasant privately enclosed garden with plenty of scope for improvement and could be the perfect space for any growing family.

To the fore is a multi vehicle driveway offering secure off road parking. There are lots of handy amenities within walking distance including shops, easily accessible transport links and also well regarded schools including Fulfen Primary and Highfields Primary.

CALL NOW TO VIEW!!!







Property Specification

NO CHAIN
SOUGHT AFTER LOCATION
THREE BEDROOMS
LIVING & DINING ROOM
LARGE MASTER BEDROOM

Dining Room 5.10m (16'9") max x 3.69m (12'1")

Living Room 6.21m (20'4") x 3.48m (11'5")

Kitchen 4.00m (13'1") x 2.88m (9'5")

Conservatory 3.67m (12') x 2.80m (9'2")

Utility 2.61m (8'7") x 1.73m (5'8")

Garage/Carport 8.08m (26'6") x 2.77m (9'1")

Landing 2.12m (7') x 2.02m (6'8") plus 0.66m (2'2")
x 0.66m (2'2")

Bedroom 1 6.21m (20'5") x 4.13m (13'7")

Bedroom 2 3.94m (12'11") x 2.57m (8'5") plus
0.66m (2'2") x 0.66m (2'2")

Bedroom 3 3.56m (11'8") x 2.48m (8'2") plus 0.66m
(2'2") x 0.66m (2'2")

Bathroom 4.46m (14'8") x 1.44m (4'9") plus 0.66m
(2'2") x 0.66m (2'2")

Viewer's Note:

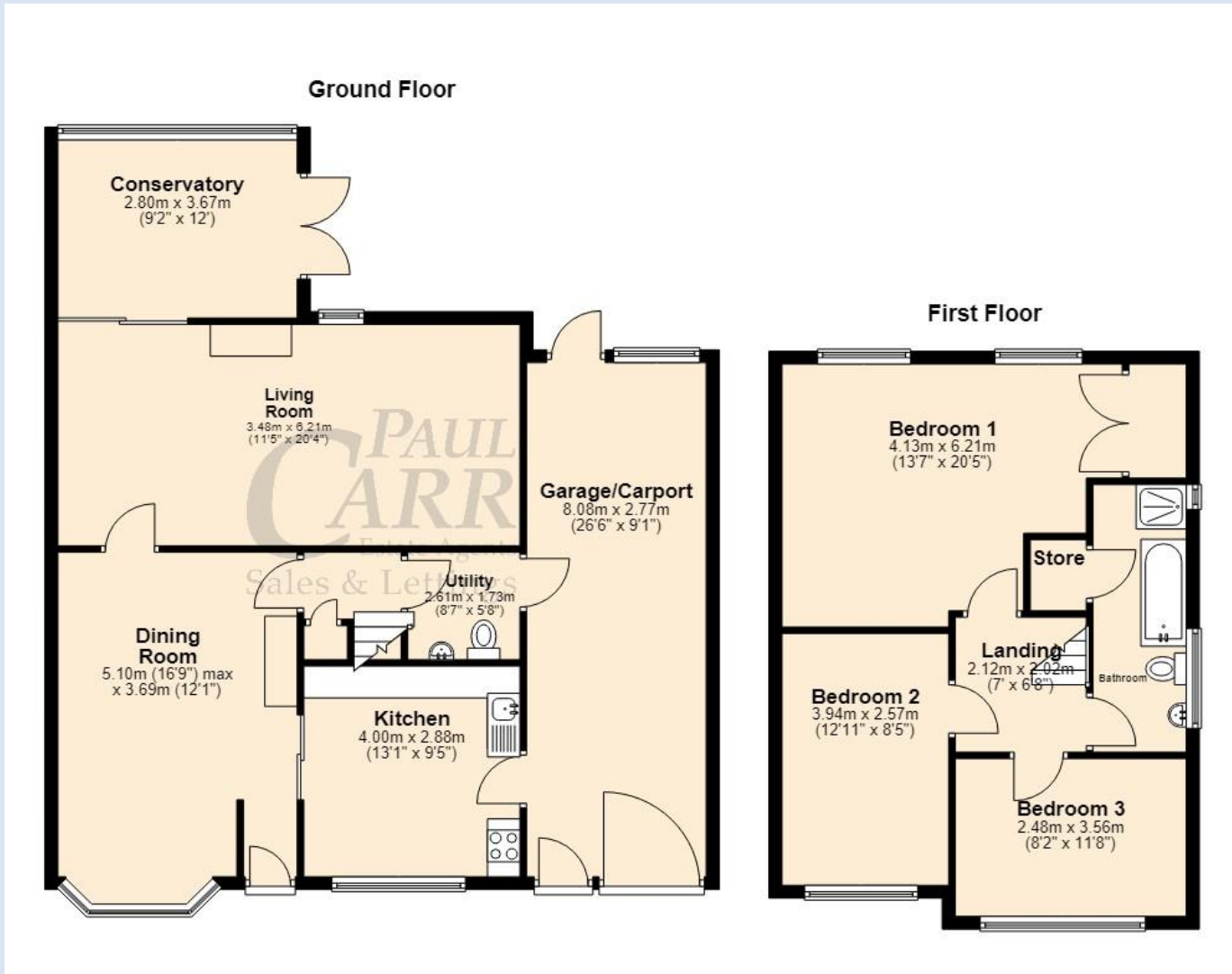
Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

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.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

