



DRAFT

251 Chase Road, Burntwood, Staffordshire, WS7 0EA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£475,000 OIRO

Bill Tandy and Company are delighted to bring to the market this exceptional opportunity to acquire a beautifully presented and generously proportioned individual detached cottage, superbly located in the heart of Burntwood. This thoughtfully designed home occupies an impressive corner plot, benefitting from a substantial rear garden, attractive frontage and further scope for development, subject to planning permission. Positioned along Chase Road, the property enjoys convenient access to a wide range of local amenities including shops, doctors' surgeries, dentists and the lifestyle facilities available at Swan Island, together with well-regarded local schools. The accommodation is both versatile and spacious, comprising three reception rooms, an impressive kitchen dining room, separate utility room and a ground floor fourth bedroom. To the first floor are three further generous double bedrooms, the principal bedroom featuring an en-suite shower room, alongside a superb four-piece family bathroom. Externally, the property benefits from a large enclosed rear garden, well-screened frontage and ample off-road parking for several vehicles. Early viewing is highly recommended to fully appreciate the quality and space this outstanding home has to offer.



ENTRANCE PORCH

approached via the feature original front door and having ceiling light point, tiled floor with inset mat tread and traditional wooden framed divide between the porch and reception hall with opaque glazing leading to:

WELCOMING RECEPTION HALL

having tiled flooring, radiator, ceiling light point, stairs to first floor and doors to further accommodation.

LOUNGE

4.30m x 3.60m (14' 1" x 11' 10") having focal point feature fireplace with marble hearth and wooden mantel housing a traditional gas real flame coal effect fire, UPVC opaque double glazed window to front, ceiling light point, four wall light points, radiator, picture rail and cornicing to ceiling.

SITTING ROOM

3.90m x 3.60m (12' 10" x 11' 10") again having a focal feature fireplace with raised hearth and marble mantel and housing a traditional real flame coal effect gas fire, UPVC opaque double glazed windows to front, UPVC double glazed window to side, ceiling light point, radiator, cornicing to ceiling, picture rail, ceiling light point and three wall light points.

SECOND SITTING ROOM

3.80m x 3.20m (12' 6" x 10' 6") having coving to ceiling, picture rail, ceiling light point, radiator, UPVC double glazed French doors leading out to the rear patio and reduced height doorway leading to under stairs storage.

IMPRESSIVE 'L' SHAPED DINING KITCHEN

7.80m max (3.80m min) x 4.70m max (2.60m min) (25' 7" max 12' 6" min x 15' 5" max 8' 6" min) a true 'heart of the home' having a comprehensive range of base units with shaped granite work surfaces and matching upstand splashbacks, matching wall mounted units, one and a half bowl sink and drainer, space for range style cooker, integrated microwave, integrated dishwasher, space and plumbing for American style fridge/freezer, slate style floor tiling, central island with wooden work surface incorporating storage cupboards and recess for breakfast bar stools, UPVC double glazed doors to rear patio, UPVC double glazed windows overlooking the garden and an opaque glazed internal door opening to:

UTILITY

4.00m x 1.60m (13' 1" x 5' 3") having tiled flooring, Shaker style base units with complementary work top above and brick tile splashbacks, sink and drainer with flexible swan neck mixer tap, space and plumbing for white goods, ceiling light point, radiator, UPVC opaque double glazed door to side and doors to ground floor bedroom and guests cloakroom.



GUESTS W.C.

having tiled floor, half height tiling to walls, low level W.C., ceiling light point and extractor fan.

GROUND FLOOR BEDROOM FOUR

4.00m max (2.90m min) x 2.50m max (1.40m min) (13' 1" max 9' 6" min x 8' 2" max 4' 7" min) having UPVC opaque double glazed window to front, radiator, ceiling light point and built-in wardrobes.

FIRST FLOOR LANDING

approached via the staircase which has a feature UPVC double glazed sash style picture window overlooking the rear garden and having ceiling light point and loft access hatch with pulldown ladder leading to the partially boarded loft space with light. Doors lead off to further accommodation.

BEDROOM ONE

3.60m x 3.60m (11' 10" x 11' 10") having UPVC double glazed window to front, ceiling light point, cleverly built-in storage around the chimney breast with recessed shelved storage and built-in wardrobes plus door to:

EN SUITE SHOWER ROOM

2.20m x 1.60m (7' 3" x 5' 3") having tiled floor, tiling to walls, white suite comprising low level W.C., pedestal wash hand basin and double size shower cubicle with mains plumbed shower fitment incorporating dual head with rainfall effect, UPVC double glazed window to front, recessed lights, extractor fan and heated towel rail.



BEDROOM TWO

4.30m x 3.60m (14' 1" x 11' 10") having UPVC double glazed windows to front and side, ceiling light point, radiator and picture rail.

BEDROOM THREE

3.70m x 3.20m (12' 2" x 10' 6") having UPVC double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

having feature slipper bath with central taps, separate double shower cubicle with sliding door entrance and mains plumbed shower fitment with dual head incorporating rainfall effect, pedestal wash hand basin, low level W.C., heated towel rail, UPVC opaque double glazed sash style window to rear, recessed downlights and extractor fan.

OUTSIDE

The property has a gravelled pathway approach leading to the front door which is set behind a feature raised walled rockery having well established mature shrubs and trees. There is a driveway to the side suitable for multiple vehicles and leading to a side entrance with space behind suitable for camper van or caravan, plus a further block paved driveway for one car and leading to the side gate. The enclosed rear garden is a substantial size, being mainly laid to lawn and having border with mature shrubs and trees, hardstanding for shed, paved seating area and the main feature is a fabulous gravelled terrace directly to the rear of the property overlooking the lawned garden giving it a superb feel.

COUNCIL TAX

Band D



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

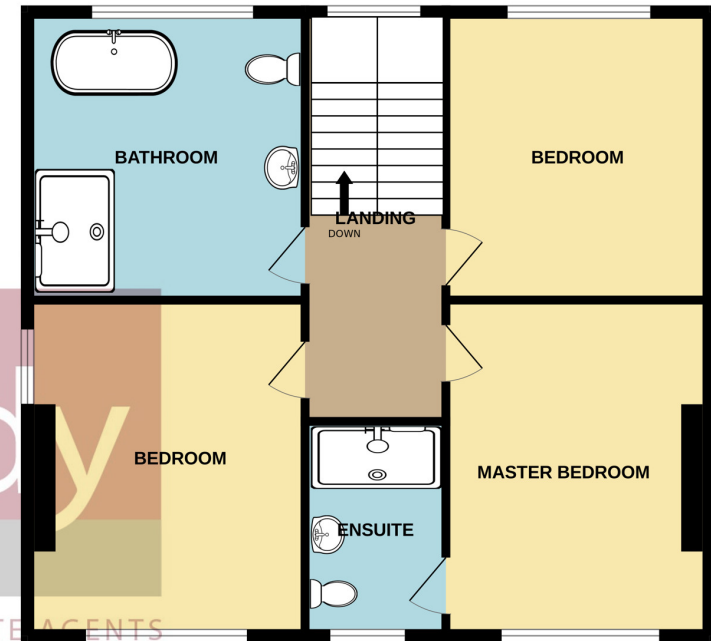
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 01543 670 055

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