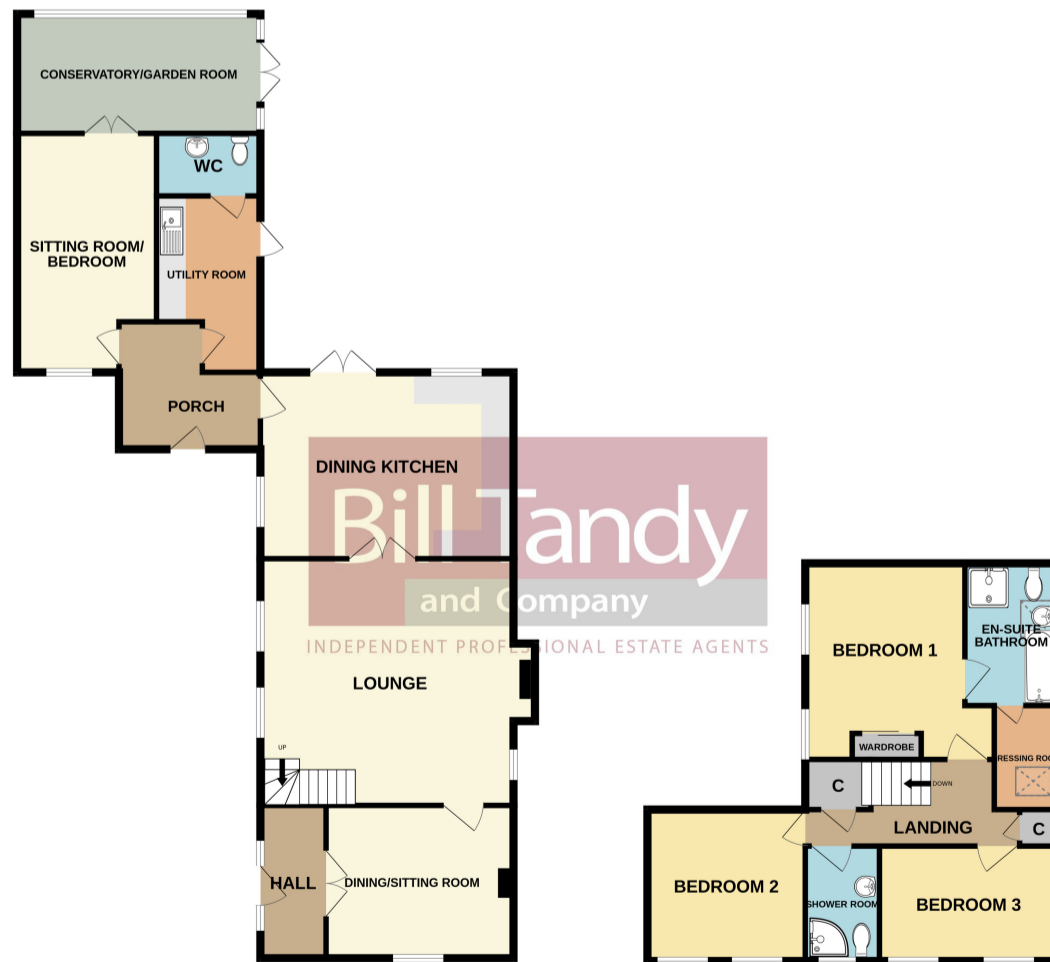




GROUND FLOOR

1ST FLOOR



197 CHASE ROAD, BURNTWOOD WS7 0EB

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. Made with Metropix ©2023

**197 Chase Road, Burntwood,
Staffordshire, WS7 0EB**

£400,000 Freehold

Bill Tandy & Company are delighted to market this superbly presented traditional detached family home with stand out features whilst being set on a generous size garden. The property further enjoys a rear appointed annex which would be suited to a family member or just for additional accommodation. The property which retains traditional features throughout, comprises entrance hall, dining room with feature fireplace, lounge with feature fireplace, generous dining kitchen, rear annex with a separate porch, sitting room/bedroom, utility and recently added conservatory. To the first floor, the landing area serves the master bedroom with updated ensuite and dressing room, two further double bedrooms and family shower room. The property is approached via a gated car port entrance onto a block paved courtyard parking, stunning generous size rear gardens and viewing is strongly encouraged.



ENTRANCE HALL / STUDY

having feature timber flooring, radiator, shelving, bespoke fitted wooden corner desk unit and double opening glazed doors to the sitting room. This area would make an ideal study area / office.

SITTING/DINING ROOM

15' 3" max x 11' (4.65m max x 3.35m) with UPVC leaded double glazed window to front, fabulous exposed brick fireplace housing original cast-iron range with open grate and oak beamed mantelpiece, radiator, recessed shelving to each side of the fireplace. Door to:

SPACIOUS FAMILY LOUNGE

18' 4" x 17' 10" (5.59m x 5.44m) (inclusive of stairs) with two UPVC leaded double glazed windows to side, feature focal point inglenook fireplace with oak beamed mantle and cast-iron gas burner set on tiled hearth, radiator, T.V. aerial socket, telephone point, feature oak panelled flooring, plate rack, staircase rising to first floor and double glazed doors giving access to:

ATTRACTIVE DINING KITCHEN

18' 1" x 12' 1" (5.51m x 3.68m) (inclusive of units) having a range of matching wall and base storage cupboards, complementary granite 'leather look' work surfaces, part ceramic wall tiling, feature Belfast sink with antique style mixer tap, wall mounted storage cupboards with wine rack, glass fronted display cabinets with lighting, space suitable for Rangemaster style cooker with extractor hood above, integral fridge, freezer and dishwasher, part tiled and parquet flooring, radiator, loft access hatch, recessed ceiling spotlighting, UPVC double glazed window to rear, further UPVC leaded double glazed bow window to side, door to car port area and UPVC double glazed French doors out to the rear garden.

FIRST FLOOR LANDING

having a useful walk-in storage cupboard, two wall light points and panelled doors circulating off to:

MASTER BEDROOM

14' 5" x 10' 4" (4.39m x 3.15m) having two UPVC leaded double glazed windows to side, useful built-in storage cupboard, radiator, telephone point, loft access hatch and door to:



REFITTED EN SUITE

Superbly updated with a roll top bath with mixer tap and shower head attachment, vanity unit with sink above, low flush w.c. walk in shower with low threshold complimented with twin head shower over inset ceiling spotlighting, chrome heated towel rail, double glazed Velux skylight to side and door to:

WALK-IN DRESSING ROOM

having a double glazed Velux skylight to side, range of hanging rails and fitted shelving.

BEDROOM TWO

11' 5" x 10' 10" (3.48m x 3.30m) having two UPVC leaded double glazed windows to front, feature ceiling beam, radiator, plumbing ready for a vanity unit.

BEDROOM THREE

14' 11" x 8' 3" (4.55m x 2.51m) having two leaded UPVC double glazed windows to front and radiator.

UPDATED FAMILY SHOWER ROOM

having a modern white suite with chrome style fittings comprising shower cubicle with twin head shower above, pedestal wash hand basin and low level W.C., complementary part ceramic wall tiling, and leaded window to front.

GROUND FLOOR ANNEX



ENTRANCE PORCH

3.02m x 2.87m max (9' 11" x 9' 5") With its own entrance from the front driveway, internal door opens to the dining kitchen and further doors open to

SITTING ROOM/GROUND FLOOR BEDROOM

3.02m x 5.15m (9' 11" x 16' 11") This superb and versatile rear annex room enjoys a front window, radiator, separate loft access and door to

CONSERVATORY

4.48m x 3.01m (14' 8" x 9' 11") With a range of double glazed windows to rear and side, side door to garden, glass roof with blinds, wooden floor and electric heater

UTILITY AREA/GUESTS CLOAKROOM

1.36m x 3.66m (4' 6" x 12' 0") having roll top work surface with inset sink, plumbing below for washing machine, and tumble dryer, range of base units and drawers, door to garden and further door opens to

SEPARATE W.C.

With a pedestal wash hand basin with tiled surround and low flush w.c.

OUTSIDE

One of the distinct features of the property is its stunning rear garden being of a generous size and offering a good degree of



privacy with a substantial paved patio area ideal for alfresco entertaining,, extensive lawned area with pond and an abundance of shrubs and borders, part conifer screening and boundary fencing. There are also two useful timber garden storage shed situated to the far rear.

PARKING

Accessed via a gated archway, the parking is located to the left hand side of the property with access doors to both house and rear annex.

COUNCIL TAX BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.