



190 High Street, Chasetown, Burntwood, Staffordshire,
WS7 3XH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£550,000 OFFERS OVER

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly updated and generously sized detached dormer style house which we strongly recommend is viewed to be fully appreciated. The current owners have substantially improved both the inside and outside of the property and offers one of the most deceptively spacious aspects from the front. The accommodation comprises porch, large hall, impressive sitting room, dining room, family snug, kitchen, ground floor bathroom and ground floor bedroom. To the first floor are four generously sized bedrooms and a shower room. Outside there is parking to the front with a block paved frontage, whilst one of the main features of the property is its superb and generous rear garden with entertaining spaces and lawn and brick built stores.

ENTRANCE PORCH

having leaded double glazed windows and door to front, mosaic tiled floor and leaded light stained glass door opens to:

IMPRESSIVE RECEPTION HALL

having Amtico herringbone style flooring, stairs to first floor with under stairs storage, radiator and doors to:

SITTING ROOM

6.664m x 4.00m (21' 10" x 13' 1") this stunning open plan room has Amtico herringbone flooring, double glazed windows to rear and side, patio doors to patio area, two radiators and a stunning inglenook fireplace with exposed brick inset with open fire, tiled hearth and feature beam above, spotlighting and recessed stained glass windows.

DINING ROOM

3.53m x 3.38m (11' 7" x 11' 1") approached via double doors from the sitting room and having door to hall, superb stained glass window to side, Amtico herringbone flooring, radiator and Victorian style fireplace with tiled hearth and inset, cast-iron surround with mantel above and inset gas fire.

KITCHEN

5.03m x 2.77m (16' 6" x 9' 1") having radiator, double glazed French doors to rear garden, obscure double glazed window to side, contemporary base cupboards and drawers surmounted by granite work tops, wall mounted units with glazed display cabinets, inset double Belfast sink, space for range style cooker with tiled surround, space for American style fridge/freezer and integrated dishwasher, fridge and freezer.

GROUND FLOOR BATHROOM

3.69m max x 2.30m (12' 1" max x 7' 7") having an obscure double glazed window to rear, column radiator with towel rail surround, two tone tiled flooring and updated traditional suite comprising pedestal wash hand, low flush



W.C. and slipper bath with shower head attachment.

GROUND FLOOR BEDROOM

4.58m into bay x 3.42m max (15' 0" into bay x 11' 3" max) having double glazed walk-in bay window to front, Amtico herringbone flooring, fitted wardrobes and bedside cabinets.

BEDROOM TWO/SITTING ROOM

3.97m into bay x 3.38m (13' 0" into bay x 11' 1") having Amtico herringbone flooring, walk-in double glazed bay window to front, radiator and fireplace recess.

FIRST FLOOR LANDING

having loft access, door to eaves storage and further doors open to:

BEDROOM ONE

6.59m x 4.00m into reduced ceiling height (21' 7" x 13' 1" into reduced ceiling height) this stunning sized main bedroom has a superb range of fitted wardrobes and additional storage, double glazed window overlooking the rear garden, skylight window to side and two radiators.

BEDROOM THREE

3.75m x 2.61m (12' 4" x 8' 7") having double glaze





window to rear, radiator, wardrobe and door to eaves storage.

BEDROOM FOUR

4.02m max x 2.73m (13' 2" max x 8' 11") currently used as a snug having double glazed window in recess to front and radiator.

BEDROOM FIVE

4.02m max x 2.31m (13' 2" max x 7' 7") having double glazed window in recess to front, radiator and door to an over stairs wardrobe with additional window to front.

SHOWER ROOM

2.58m x 2.36m (8' 6" x 7' 9") having obscure double glazed window to rear, radiator and suite comprising vanity unit with inset wash hand basin and mosaic tiled surround, low flush W.C. and shower cubicle with tiled surround and shower appliance over.

OUTSIDE

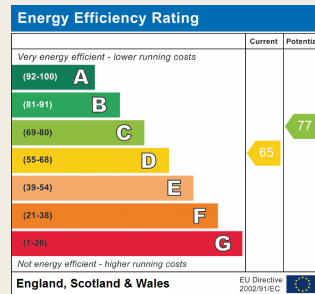
To the front of the property is a generous sized block paved frontage providing parking for numerous vehicles. To the rear is a superb and generous sized garden having paved patio areas, brick built stores,



wood store, sweeping shaped lawn with further patio areas and well stocked borders.

COUNCIL TAX

Band D.



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

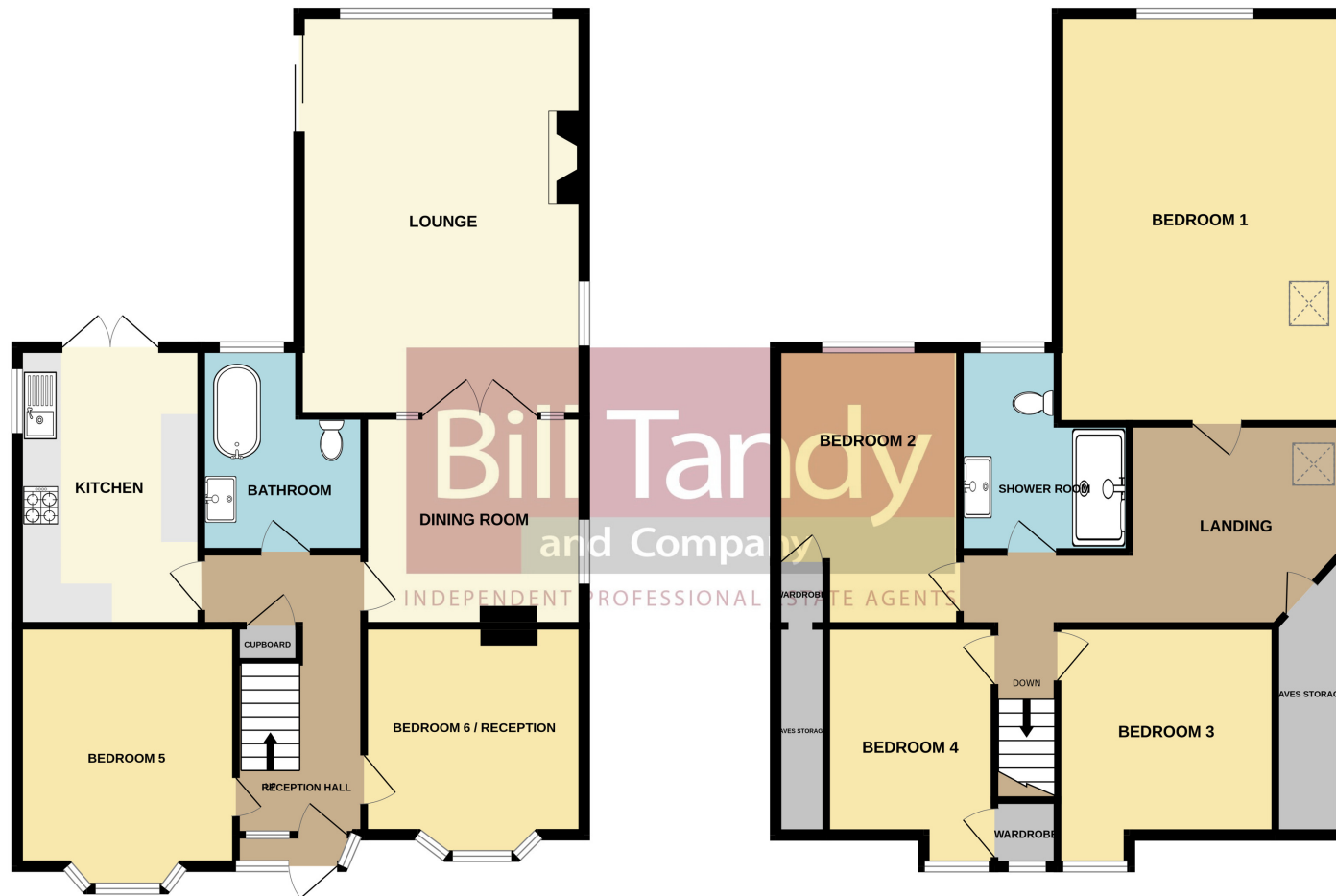
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk



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
1006 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



190, HIGH STREET, CHASETOWN, WS7 3XH

TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

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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burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



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