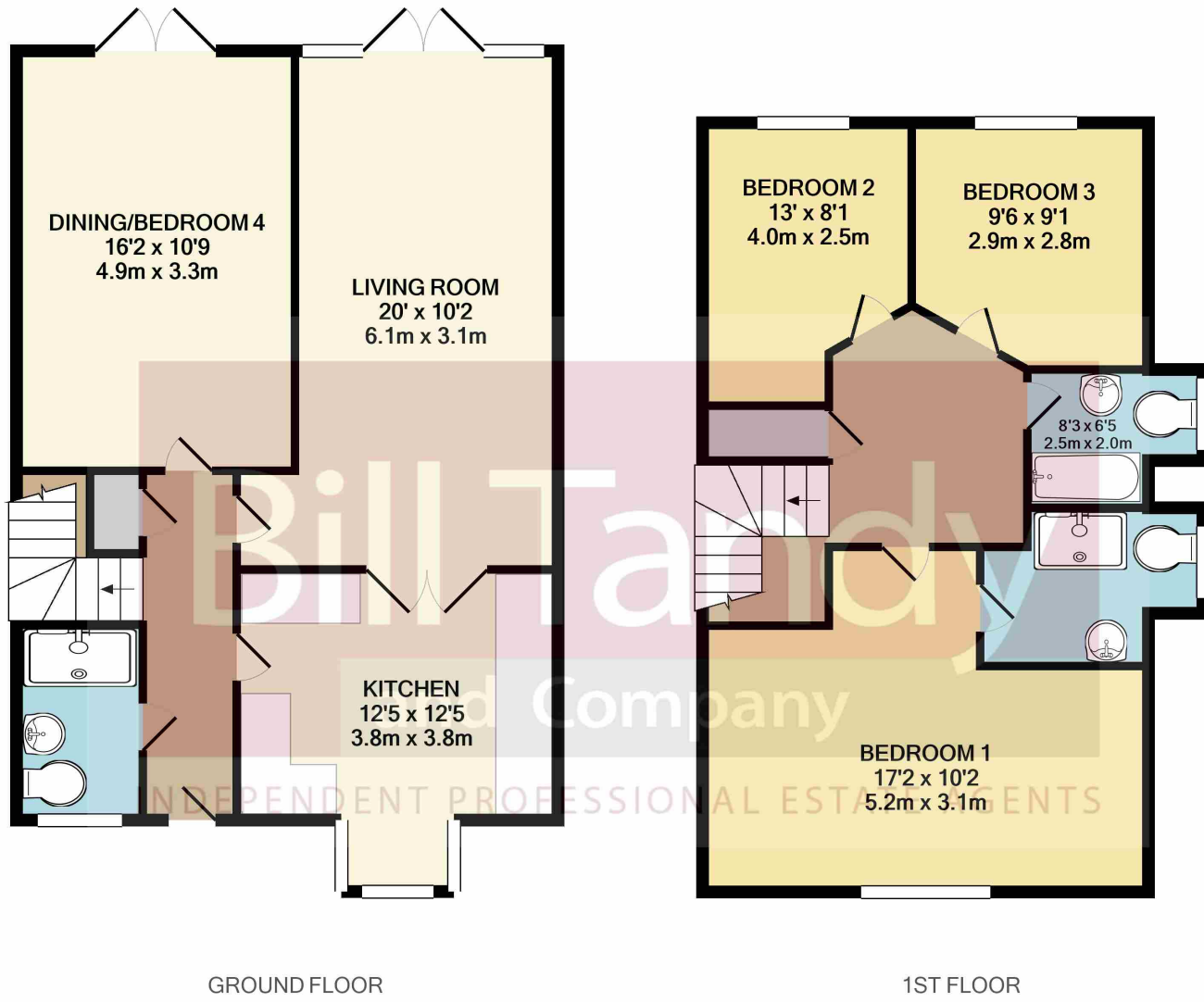


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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**106 Chase Road, Burntwood,
Staffordshire, WS7 0DT**

£295,000 Freehold

NO CHAIN

Bill Tandy and Company, Burntwood, are pleased to present this individual modern spacious three bedroom detached family home offered on the market with no onward chain therefore quick completion can be made available. Offering both UPVC double glazing and gas fired central heating the accommodation in brief comprises welcoming hallway, well appointed family living room, breakfast kitchen, separate dining room/potential fourth bedroom, shower room, first floor master bedroom with en suite shower room, two further good sized bedrooms and family bathroom. Outside the property has allocated parking for two vehicles, there is a low maintenance foregarden, additional potential caravan space to the left hand side of the property and a delightful enclosed rear garden. An early internal viewing is strongly recommended.



THROUGH ENTRANCE HALLWAY

approached via a part obscure double glazed panelled main entrance door onto a mat tread and having easy tread staircase ascending to the first floor, useful built-in under stairs storage cupboard, ceiling light point, smoke detector, radiator and panelled doors lead off to further accommodation.

LIVING ROOM

20' 0" x 10' 2" (6.10m x 3.10m) having a set of UPVC double glazed French doors with matching side screens opening to the rear garden, focal point feature fireplace surround with raised hearth and matching inset housing a flame effect electric fire, two ceiling light points, two radiators, T.V. aerial socket and double panelled doors open to:

BREAKFAST KITCHEN

12' 5" max (9'8" min) x 12' 2" (3.78m max 2.95m min x 3.71m) having a range of matching modern fronted wall and base level storage cupboards incorporating display cabinets, wine rack, complementary roll top work surfaces, part ceramic splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, built-in four ring stainless steel gas hob with concealed extractor hood and electric oven set below, plumbing for washing machine, integral dishwasher, built-in fridge, larder unit housing central heating boiler, inset ceiling spotlighting, smoke detector, radiator, UPVC double glazed window to side and a walk-in UPVC double glazed window to front.

DINING ROOM/POTENTIAL FOURTH BEDROOM

16' 2" x 10' 9" (4.93m x 3.28m) having a set of UPVC double glazed double French doors with matching side screens through to the rear garden, two ceiling light points, two radiators, T.V. aerial socket and telephone point.

SHOWER ROOM

having a modern white suite with chrome style fitments



comprising dual flush close coupled W.C., wash hand basin with mono tap with vanity storage drawers set below and a walk-in double shower cubicle with glazed splash screen and door and wall mounted shower unit, complementary part ceramic wall tiling, chrome heated towel rail, ceiling light point, extractor fan and an obscure UPVC double glazed window to front.

SPACIOUS FIRST FLOOR LANDING

having loft access hatch, light tunnel, ceiling light point, smoke detector, radiator, and walk-in airing cupboard with fitted shelving and radiator. Panelled doors lead off to further accommodation.

MASTER BEDROOM

17' 2" x 10' 2" max (7'1" min) (5.23m x 3.10m max 2.16m min) having UPVC double glazed window to front, feature part sloping ceiling, ceiling light point, radiator, T.V. aerial socket and panelled door opens to:

EN SUITE SHOWER ROOM

having a modern white suite with chrome style fitments comprising dual flush close coupled W.C., wash hand basin with mono tap with high gloss white fronted vanity storage drawers set below and double shower cubicle with



glazed splash screen door, complementary part ceramic splashback wall tiling, chrome heated towel rail, part sloping ceiling incorporating inset ceiling spotlights, extractor fan and an obscure UPVC double glazed window to side.

BEDROOM TWO

13' 0" x 7' 7" (3.96m x 2.31m) having UPVC double glazed window overlooking the rear garden, part sloping ceiling with ceiling light point, radiator and T.V. aerial socket.

BEDROOM THREE

9' 6" x 9' 1" (2.90m x 2.77m) having UPVC double glazed window overlooking the rear garden, part sloping ceiling, ceiling light point, radiator and T.V. aerial socket.

BATHROOM

8' 3" x 6' 5" (2.51m x 1.96m) having a modern white suite with chrome style fitments incorporating dual flush close coupled W.C., wash hand basin with mono tap with high gloss white fronted vanity storage drawers set below and panelled bath with wall mounted mono shower tap attachment and fitted shower splash screen, complementary part ceramic splashback wall tiling, wall



mounted chrome heated towel rail, part sloping ceiling with inset ceiling spotlighting, ceiling light point and an obscure UPVC double glazed window to side.

OUTSIDE

The property is approached from Chase Road into a block paved private courtyard where there is allocated parking to the front for two vehicles and low maintenance garden areas. A side entrance gate gives access to a useful side garden area which may be considered for potential caravan storage leading through to a delightful fence enclosed garden to the rear with a vast block paved patio seating area and a mainly lawned garden set beyond.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

TERMS

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.