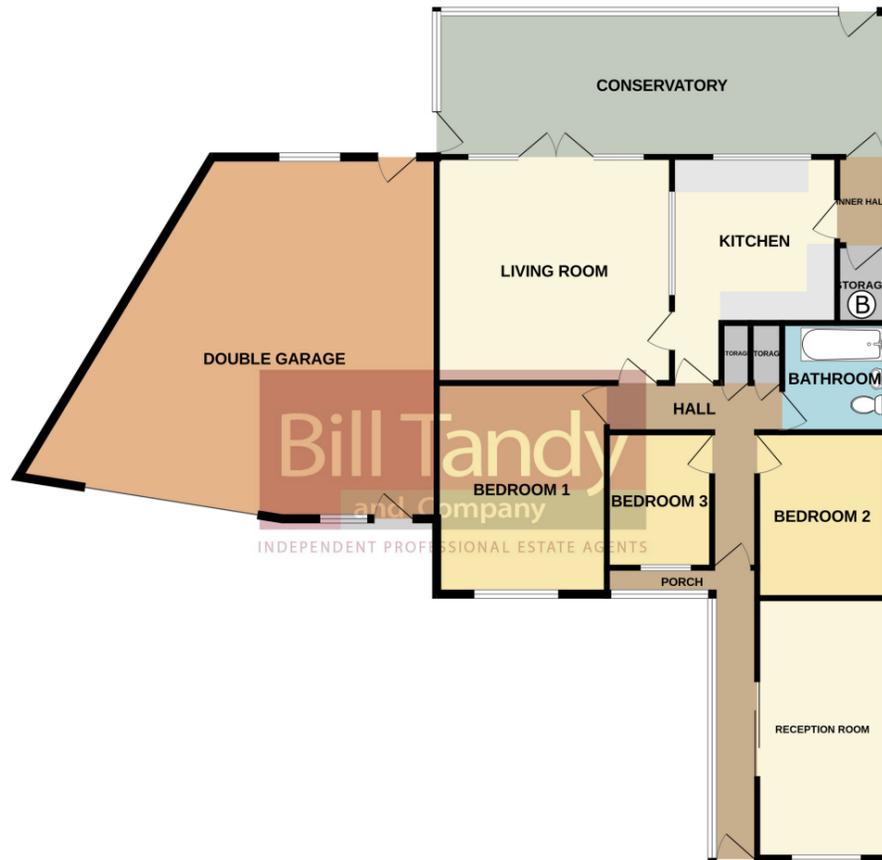




GROUND FLOOR
1814 sq.ft. (168.6 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.6 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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**10 Chaucer Drive, Burntwood,
Staffordshire, WS7 2HT**

**£265,000 Freehold
NO CHAIN**

Bill Tandy and Company, Burntwood, are excited to be offering to the market this fabulous opportunity to secure a detached and extended three bedroom bungalow requiring full modernisation. Chaucer Drive is a popular residential cul de sac offering easy access to highly regarded local schools and access to local amenities, as well as having public transport links close by. The property itself boasts a fabulous position at the end of the cul de sac occupying a corner plot which has a significantly wider than average frontage, and the plot narrows to a point at the rear. In brief the accommodation comprises porch entrance, entrance hall, two reception rooms, three good sized bedrooms, bathroom and kitchen. There is a conservatory to the rear and a double garage with mechanics pit to the side, and there are two driveways and a fence enclosed garden to the rear. An early viewing is considered essential to fully appreciate the potential this property has to offer.



PORCH ENTRANCE

approached via a UPVC double glazed entrance door and having UPVC double glazing to one side, tiled flooring, wall light point, UPVC double glazed sliding door to a reception room converted from the former garage. Further door leads to:

ENTRANCE HALL

having two ceiling light points, radiator, two storage cupboards and doors leading off to further accommodation.

KITCHEN

3.30m x 3.10m (10' 10" x 10' 2") having wooden base units with roll top work surface, inset sink and drainer, space for free-standing gas cooker, matching wall mounted shelving units, ceiling light point, UPVC double glazed window to rear looking into the conservatory, radiator, internal glazing looking through to the lounge, glazed internal wooden door and a further opaque glazed internal wood door to:

INNER HALL

having UPVC double glazed window to side, tiled floor, wooden door to storage cupboard housing the combination boiler (which we understand was installed in April 2024) and UPVC window to side. An internal glazed door leads to:

CONSERVATORY

9.00m x 2.90m (29' 6" x 9' 6") having tiled floor, UPVC double glazed door to rear and side, glazed roof, wall to one side, three radiators and fluorescent lighting.

LOUNGE

4.50m x 3.90m (14' 9" x 12' 10") having feature fireplace with stone surround and inset electric fire, wooden framed double doors to the conservatory with wooden glazed side panels to each side, three wall light points, ceiling light point and two radiators.



RECEPTION ROOM

5.20m x 2.40m (17' 1" x 7' 10") converted from the former garage and having tiled floor, three ceiling light points, two radiators, built-in cupboard with glazed sliding door housing meters and UPVC double glazed window to front.

BEDROOM ONE

4.20m x 3.00m (13' 9" x 9' 10") having UPVC double glazed window to front, ceiling light point, radiator and built-in wooden wardrobes with central recess for dressing table.

BEDROOM TWO

3.30m x 2.60m (10' 10" x 8' 6") having UPVC double glazed window to side, radiator and ceiling light point.

BEDROOM THREE

2.70m x 2.00m (8' 10" x 6' 7") having aluminium framed double glazed window to front, ceiling light point and radiator.



BATHROOM

1.90m x 1.90m (6' 3" x 6' 3") having tile effect flooring, part tiled walls, pedestal wash hand basin, W.C., panelled bath with overhead electric shower, UPVC opaque double glazed window to side, ceiling light point, heated towel rail and loft hatch.

OUTSIDE

The property has a large frontage with two driveways, one leading to the double garage and the second one leading to the front entrance. There is a lawned front garden with various mature trees and shrubs including two apple trees. To the rear is a fence enclosed garden which narrows to a point and is mainly laid to lawn and having paved seating area, timber shed and a further timber structure which was formerly used as an aviary. A paved path leads to a side passageway and side gate.

DOUBLE GARAGE

8.30m max narrowing to 4.60m min x 6.80m (27' 3" max narrowing to x 22' 4") approached via an electric up and over entrance door, door and opaque glazed window to front, door and window to rear, four light points, rear workbench, power points and mechanics pit.



COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

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.