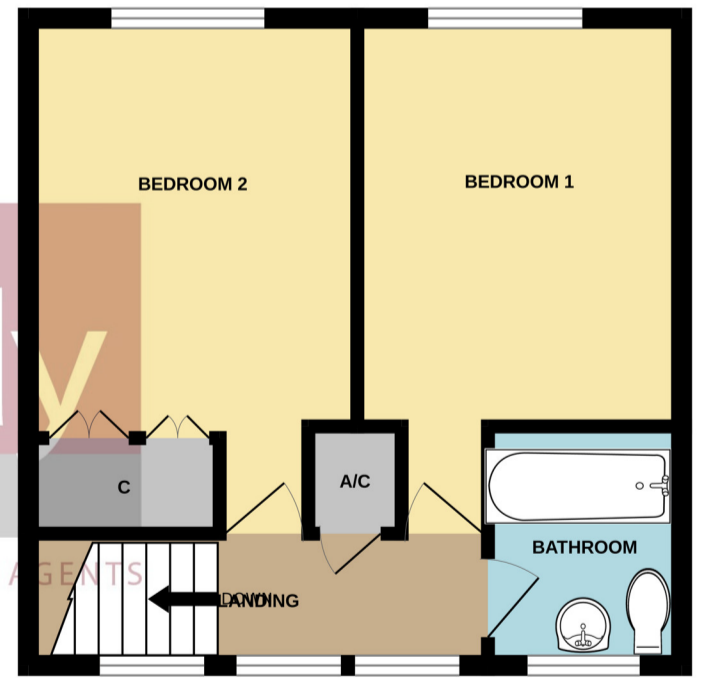
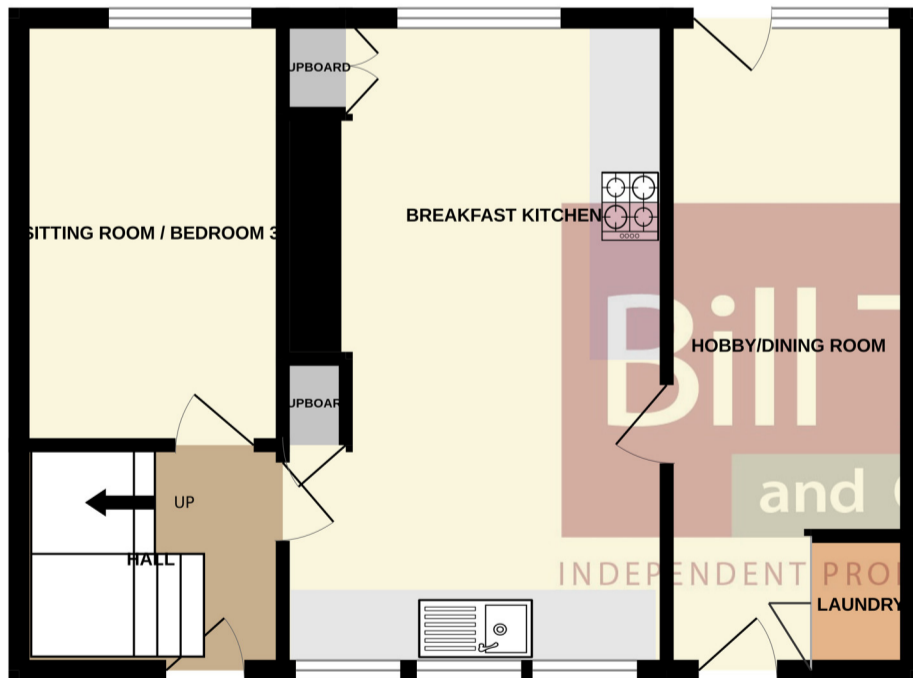




GROUND FLOOR

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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**31 Chase Road, Burntwood,
Staffordshire, WS7 0DS**

£230,000 Freehold

Tucked away along Chase Road behind a deep frontage is this delightful two/three bedroom semi-detached property decorated with a wonderful cosy cottage feel. Excellently located close to local shopping facilities at Swan Island with a popular coffee shop and wellbeing studio (yoga) on your door step the property occupies a generous plot with stand out feature being the generous rear garden with Veggie plot for the keen gardener! With the benefit of upvc double glazing and gas fired central heating system (via combi boiler), the property further comprises; entrance hall, sitting room / potential bedroom 3, breakfast kitchen and hobby / dining room with a utility area. The first floor landing area serves the two double bedrooms and contemporary refitted bathroom. Viewing is strongly encouraged to fully appreciate the position and plot size on offer.



RECEPTION HALLWAY

Approached via a upvc door with upvc double glazed inserts, turning staircase leads to the first floor landing area, radiator, decorative ornamental cover concealing electric boxes, ceiling light point and door to breakfast kitchen and door to :

SITTING ROOM / BEDROOM 3

10' 8" x 10' 4" (3.25m x 3.15m) with upvc double glazed window overlooking the rear garden, radiator, ceiling light point, t.v. aerial socket.

BREAKFAST KITCHEN

16' 8" x 11' 4" max & 9'8" min (5.08m x 3.45m) Fitted with matching Shaker style wall and base mounted units and having preformed wood effect roll top worksurfaces to two walls allowing for the integrated range style cooker with five ring gas hob and overhead extractor fan, inset sink and drainer with mixer tap overlooking the window to the front allowing space and plumbing for an undercounter slimline dishwasher and space for free-standing fridge/freezer. All while having plenty of space for four person breakfast table and seating under the upvc double glazed window overlooking the rear garden along with three upvc double glazed windows to the front aspect, two ceiling light points, t.v. aerial socket, useful built-in storage cupboards, feature beamed ceiling and wood effect flooring.

HOBBY/DINING AREA

16' 8" x 7' 9" (5.08m x 2.36m) (incorporating the utility area) this useful multipurpose space is used as a hobby room by its current owners but would be perfect as a dining room as it is adjacent to the kitchen with wood effect flooring, two ceiling light points, radiator, upvc double glazed window and upvc door with double glazed insert to the rear aspect and upvc door to the front aspect. Concealed utility area with space and plumbing for washing machine.



FIRST FLOOR LANDING

approached from the reception hallway with two upvc double glazed windows to the front aspect and feature round window to front aspect, built-in airing cupboard housing the combination central heating boiler with shelving, doors leading off to :

BEDROOM ONE

10' 6" to front of wardrobes x 10' 4" (3.20m x 3.15m) with upvc double glazed window to the rear aspect, useful built-in double wardrobe with hanging rail and shelving, ceiling light point, coving to ceiling, radiator, t.v. aerial socket.

BEDROOM TWO

10' 9" x 11' 4" (3.28m x 3.45m) with upvc double glazed window to rear aspect, radiator, TV aerial socket, ceiling light point, coving to ceiling.

REFITTED BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) refitted with a contemporary style white suite with chrome fittings comprising, panelled bath with Aquatronic electric shower over and centrally placed taps, single flush w.c.. and wash hand basin set within vanity unit with useful storage cupboard beneath and work surface to side, feature traditional style radiator and heated towel rail, full height ceramic wall tiling, ceiling



light point and upvc double glazed obscured window to front aspect.

OUTSIDE

the property is set well back from the roadside behind a deep frontage with driveway providing plentiful off road parking for numerous vehicles, lawned fore garden and herbaceous shrub borders, cold water garden tap, hedge and fenced boundaries.

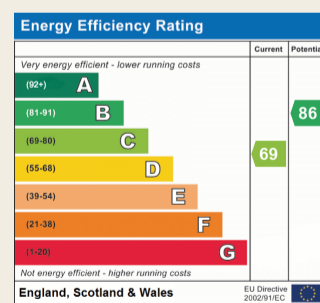
To the rear is a generously sized garden laid mainly to lawn although separated via decorative low level railings allowing the separation of the memory garden and small allotment at the end, having ample 'L' shaped patio area providing an ideal space for Alfresco dining and entertaining, fence boundaries, herbaceous shrub border and small trees, cold water tap, useful timber garden shed and with waterproof double electric socket, to the top of the garden.

COUNCIL TAX
BAND B

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.



TENURE

LOCATION

The Staffordshire town of Burntwood lies on the edge of Cannock Chase forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.



The historic city of Lichfield, with its three-spired medieval cathedral is approximately 4 miles away, which offers a more diverse range of shopping and leisure facilities with market square and Garrick Theatre and holds the renowned Arts Festival and Shakespeare in the Park each year. The towns of Stafford and Burton on Trent are also within easy reach with excellent commuter links, as is vibrant Birmingham with its cosmopolitan blend of culture and lively arts scene.

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.