



# DRAFT

209 High Street, Chasetown, Burntwood, Staffordshire,  
WS7 3XN

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



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Burntwood, Staffordshire, WS7 3XN**

## **£210,000 Offers Over**

Bill Tandy and Company, Burntwood, are delighted in offering this rare opportunity to purchase a traditional detached family home in need of full modernisation and offers scope for the property to be redeveloped, renovated and extended subject to planning and regulations required. The current property comprises a delightful traditional dwelling and one of the distinct features of the property is its superb plot with generous sized garden to rear, parking for numerous vehicles and a garage with lean-to to the rear. The accommodation comprises porch, hall, two reception rooms, ground floor bathroom, kitchen, utility room and three first floor bedrooms. As previously mentioned the property enjoys ample parking to front, side gates leading to additional parking, garage to rear with lean-to store and generous rear garden with sweeping lawns, mature trees and shrubs. The property is superbly located with an abundance of nearby facilities including Burntwood Leisure Centre, country walks at Chasewater Country Park, shopping at the nearby Morrisons superstore and highly sought after school catchment for the Erasmus Darwin secondary school.



### **PORCH**

having side access door, double glazed windows to front and side and an internal door opens to:

### **ENTRANCE HALL**

having staircase to first floor and doors lead off to:

### **LOUNGE**

3.48m x 3.20m (11' 5" x 10' 6") having double glazed window to front, radiator and feature open fire with tiled hearth and inset, mantel above and open fire recess.

### **SITTING/DINING ROOM**

3.57m x 3.54m (11' 9" x 11' 7") having quarry tiled floor, window to front, double glazed window to side, radiator, gas fire with tiled hearth, inset and surround with tiled mantel and double doored storage cupboard with drawers below.

### **GROUND FLOOR BATHROOM**

2.00m x 1.24m (6' 7" x 4' 1") having radiator, suite comprising pedestal wash hand basin, low flush W.C., bath with shower over, part tiling surround and sash window to side.

### **KITCHEN**

4.65m max x 2.47m (15' 3" max x 8' 1") having double glazed window to side, window to rear, radiator, base and wall mounted cupboards, round edge work tops, stainless steel sink with drainer, spaces for fridge/freezer and cooker, understairs recess and glazed door to:

### **UTILITY/OUTHOUSE**

2.64m x 1.44m (8' 8" x 4' 9") having spaces ideal for white goods, window and door to rear garden and Ideal Logic Plus boiler.

### **FIRST FLOOR LANDING**

having double glazed window to side and doors providing access to:



### **BEDROOM ONE**

3.48m x 3.25m (11' 5" x 10' 8") having double glazed window to front, radiator and over stairs wardrobe/store.

### **BEDROOM TWO**

3.55m x 2.50m (11' 8" x 8' 2") having radiator, double glazed window to rear and door giving access to bedroom three.

### **BEDROOM THREE**

3.55m x 3.53m (11' 8" x 11' 7") approached from bedroom two and having double glazed window to front, radiator and airing cupboard housing radiator with shelving above.



## OUTSIDE

One of the distinct features of the property is its superb outside space with the property positioned on a generous sized plot. This certainly has potential for the property to be either extended or further developed and could be subject to an additional property to be added, all of which is subject to planning permission and regulations required. The property is accessed via double wrought-iron gates leading to the parking area providing parking for numerous vehicles to the front and left hand side of the property. There is a hedged and walled perimeters and further access gates lead to the left hand side which provides additional parking and access to the rear garden and garage. Set to the rear is a block paved and concrete laid patio area with side gate to parking, useful outdoor store/coal house and W.C. and security light. One of the distinct features of the property is its superb rear garden having sweeping lawns, mature trees and shrubs and an additional brick store.



## DETACHED GARAGE

4.96m x 2.90m (16' 3" x 9' 6") located to the rear of the property and has a side lean-to store area (4.47m x 1.43m (14' 8" x 4' 8"). The garage is approached via double doors to the front and has side door to the side lean-to, windows overlooking the garden and door to garden space.

## 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.



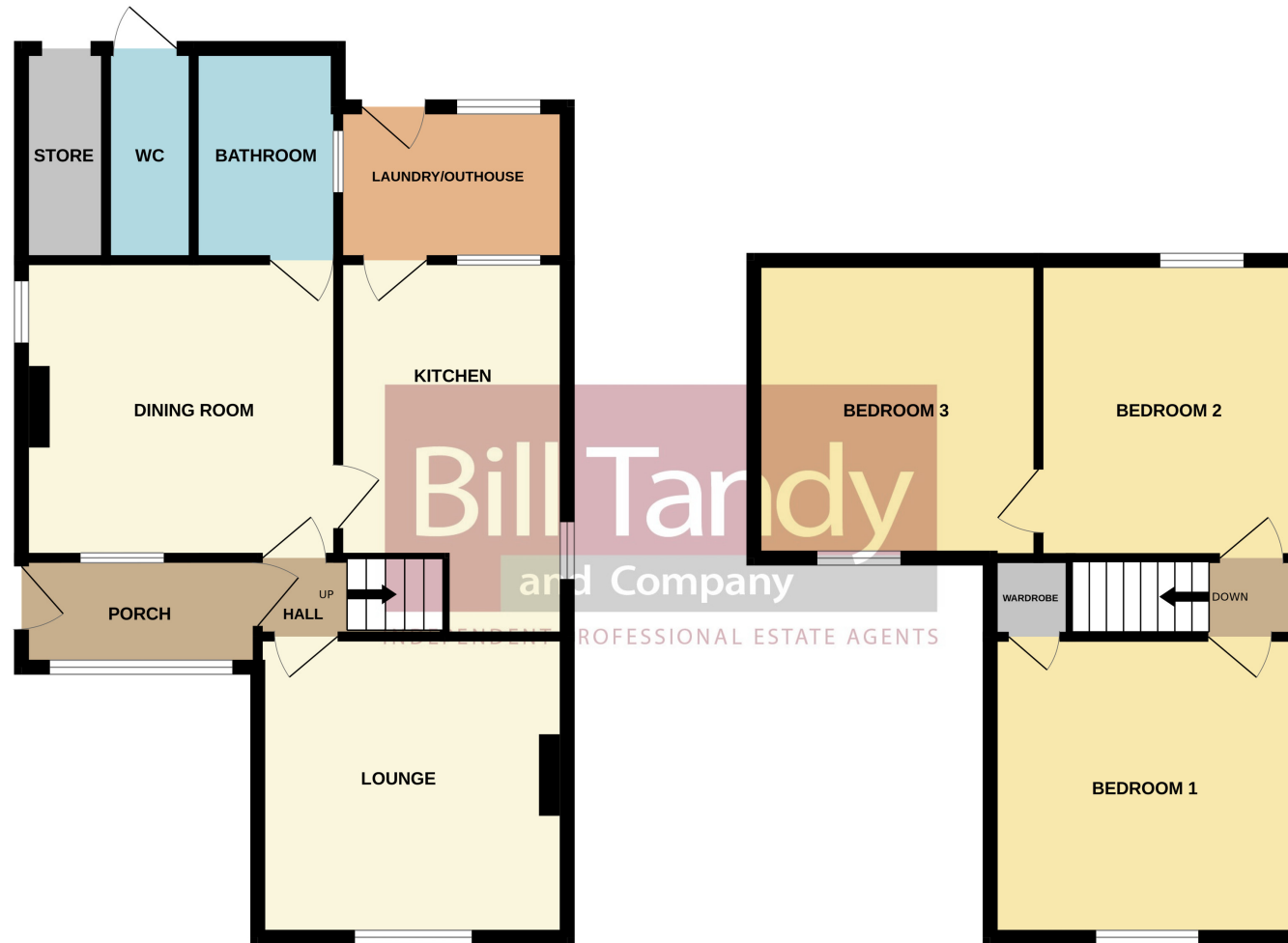
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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  
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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