



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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**4 Union Street, Burntwood,
Staffordshire, WS7 3XX**

**£200,000 Freehold
OIRO - NO CHAIN**

What a fabulous opportunity we have for you here coming onto the market with no onward chain, a traditional two bedroom semi detached house on a fabulous plot having the potential for significant further development subject to planning permission. Union Street offers easy access to local amenities at the nearby Chasetown High Street offering a wide range of shopping and lifestyle facilities, and easy access to highly regarded schools including the ever-popular Erasmus Darwin Academy (EDA). The property itself does require full modernisation but, is a traditional two bedroom semi detached with two reception rooms, kitchen and ground floor wet room, detached single garage, off road parking, significant gardens to the side and rear offering a potential building plot subject to planning permission. An early viewing is considered essential to fully appreciate the potential on offer.



DINING ROOM

3.70m x 3.20m (12' 2" x 10' 6") approached via a UPVC opaque double glazed front entrance door and having decorative beams to ceiling, dado rail, feature brick built chimney breast with inset gas heater, UPVC double glazed window to front, ceiling light point and two radiators.

LOUNGE

3.70m x 3.50m (12' 2" x 11' 6") having focal point feature fireplace with inset gas fire with UPVC double glazed windows either side, access to stairs first floor with under stairs cupboard, three wall light points and radiator.

KITCHEN

3.70m x 2.80m (12' 2" x 9' 2") having traditional base and wall mounted storage units, pre-formed rolltop work surface, tiled splashbacks, ceiling light point, free-standing gas cooker, inset sink and drainer, dual aspect UPVC double glazed windows to rear and side, door to wet room and a wooden opaque glazed entrance door to side leading to a:

UPVC DOUBLE GLAZED PORCH

having UPVC double glazed entrance door.



GROUND FLOOR WET ROOM

3.40m x 1.60m (11' 2" x 5' 3") having non-slip flooring, tiling to walls, wash hand basin, low level W.C., two UPVC opaque double glazed windows to side, radiator, two ceiling light points and storage cupboard.

FIRST FLOOR LANDING

having wall light point, smoke detector and vinyl bi-fold doors leading off to further accommodation.

BEDROOM ONE

3.71m x 3.50m (12' 2" x 11' 6") being dual aspect with UPVC double glazed windows to rear and side, two wall light points, radiator, storage cupboard housing the combination boiler and further over stairs storage cupboard.



BEDROOM TWO

3.70m x 3.20m (12' 2" x 10' 6") having two wall light points, radiator and UPVC double glazed window to front.

OUTSIDE

To the front of the property is a dwarf wall with iron gate opening onto a paved frontage leading to the front door, whilst to the side is a large paved off road parking area suitable for several cars and leading to the detached single garage. To the side of the property is a hard landscaped paved seating area and to the rear is a further hardstanding area suitable for greenhouse and shed, with the garden itself being mainly laid to lawn with fenced boundaries, bedding plant area to one side with barked area, raised planters and a rockery area towards the rear with water feature.



COUNCIL TAX

Band A.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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.