



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.
Made with Metropix 52024

107 Ogley Hay Road, Chase Terrace, Burntwood, Staffordshire, WS7 2HU

£239,950 Freehold

Bill Tandy and Company are pleased to offer for sale this superbly updated and extended linked semi detached family home located on Ogley Hay Road in Chase Terrace. The property needs to be viewed to be fully appreciated in light of the substantial improvements since the current owners purchased the property. The property comprises an entrance porch, hall, ground floor w.c., lounge, updated open plan dining kitchen room, three bedrooms and a updated shower room. To the front of the property is an enclosed fore garden, superbly improved rear garden with separate store. Currently, the owners park on the side service road however you may wish to look at the option in parking to rear which may reduce the garden size. An early internal viewing comes strongly recommended. Council Tax band B.



THE PROPERTY IS ARRANGED ON TWO FLOORS:

ON THE GROUND FLOOR

PORCH

RECEPTION HALL

LOUNGE

3.64m x 4m (11' 11" x 13' 1")

UPDATED DINING KITCHEN

5.98m x 3.51m max (19' 7" x 11' 6" max)

ADDITIONAL KITCHEN AREA

2.48m x 1.93m (8' 2" x 6' 4")

GROUND FLOOR W.C.

ON THE FIRST FLOOR

LANDING

BEDROOM 1

4m MAX x 3.09m (13' 1" MAX x 10' 2")

BEDROOM 2

3.99m max x 3.59m max (13' 1" max x 11' 9" max)

BEDROOM 3

2.89m x 2.43m (9' 6" x 8' 0")

SHOWER ROOM

2.47m x 1.69m (8' 1" x 5' 7")

OUTSIDE

Set to the front of the property is a picket fence with front gate, pathway to front entrance door and lawn area.

Set to the rear of the property is a low maintenance garden with decked and paved patio area, artificial lawn area, access to the useful brick store and further rear gate to service road.



PARKING

Please note the property doesn't offer any allocated parking however the residents park on the side service road. Further potential to add parking to the rear if required.

COUNCIL TAX BAND B

FURTHER INFORMATION/SUPPLIERS

Drainage - Mains drainage- South Staffs Water.

Electric and Gas supplier - Octopus Energy

T.V and Broadband - B.T

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.