

DRAFT

1 Chase Vale, Burntwood, Staffordshire, WS7 3GD



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£280,000

Mature detached bungalow that is offered for sale with no upward chain. Situated in this ever popular location, the subject property offers well maintained and attractively presented accommodation that includes entrance porch, kitchen with modern units, lounge, spacious master bedroom, bedroom two/sitting room and shower room. A further feature of this lovely bungalow is the substantial conservatory, with a useful utility room leading off. The property stands on a good sized plot with Herringbone block paved driveway to the front and side providing ample off road parking. To the rear a most pleasant and private rear garden which incorporates a brick built store. A short distance from the property there is a high standard of amenities including Morrisons, Aldi and the Burntwood shopping parade.



ENTRANCE PORCH

With central heating radiator, cloaks cupboard housing the wall mounted Ideal logic central heating boiler. Tiled floor.

KITCHEN

10' 0" x 8' 9" (3.05m x 2.67m) With a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, plumbing for washing machine, integrated gas hob with extractor over, electric oven and microwave. Double glazed window to the side elevation, tiled floor.

INNER HALL

With kitchen, shower room and bedrooms leading off.

MASTER BEDROOM

19' 8" x 9' 10" (5.99m x 3.00m) This spacious bedroom, originally the lounge, has a leaded double glazed bow window to the front elevation, central heating radiator and wardrobes.

SHOWER ROOM

Comprising a suite in white of wash hand basin, with storage beneath, and W.C. Corner cubicle housing the mains fed shower. Chrome style towel rail, opaque double glazed window to the side elevation, tiled floor, down lighters.

LOUNGE

12' 11" x 9' 10" (3.94m x 3.00m) With double glazed double doors opening to the conservatory, central heating radiators, central feature fireplace with marble effect inset and base, mantel surround, incorporating an electric fire.

BEDROOM TWO/SITTING ROOM

9' 11" x 8' 9" (3.02m x 2.67m) With sliding double glazed doors opening to the conservatory. Central heating radiator. Currently utilised as a sitting room.



CONSERVATORY

19' 0" x 9' 11" (5.79m x 3.02m) A real feature of the spanning the rear elevation of the property. Double glazed sliding doors opening to the rear garden, similar doors opening to bedroom two/sitting room, central heating radiator.

UTILITY ROOM

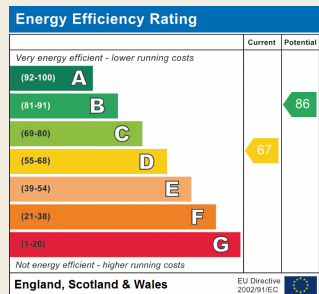
8' 5" x 7' 4" (2.57m x 2.24m) Accessed from the conservatory, One and a quarter bowl sink unit with mixer tap over, plumbing for washing machine, wall mounted storage units, tiled floor, door opening to the rear garden. Door accessing to the front area of the garage which is utilised for storage. Electric roller door.



OUTSIDE

The property is set back from the road behind a Herringbone pattern block paved frontage, which extends to the side of the property and provides ample off road parking. This leads through to the original garage which has been converted to create a store to the front and utility room at the rear. To the rear a good sized enclosed, level garden with paved patio, shaped ;awn and stocked borders. Additionally there is a useful detached brick construction outbuilding.

Council Tax Band C - Lichfield District Council



TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property these details must be verified by your solicitor.

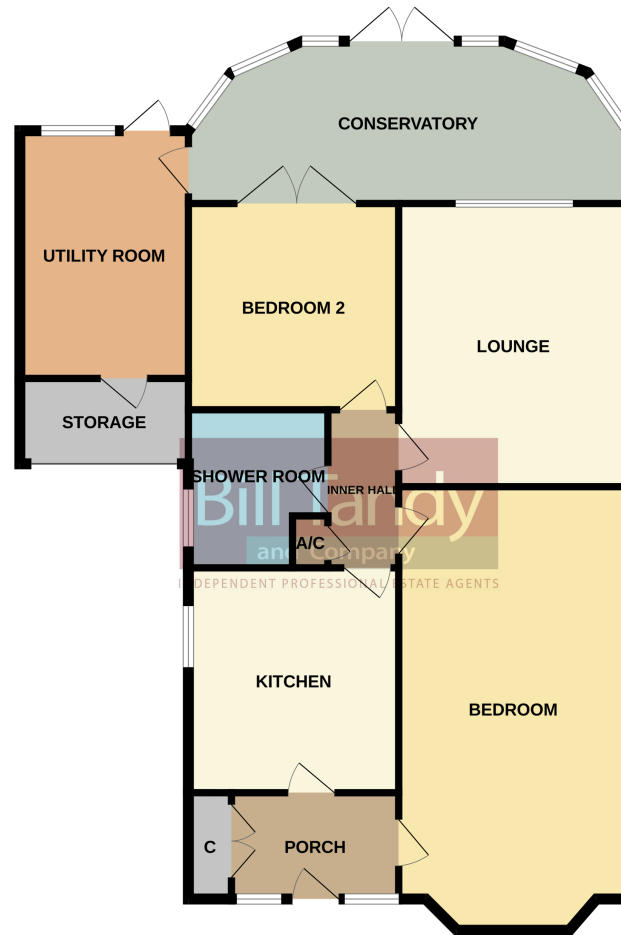
VIEWING

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.



GROUND 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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Bill Tandy
and Company

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