

DRAFT

295 Chase Road, Burntwood, Staffordshire, WS7 0DZ



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# £200,000

Bill Tandy & Company are delighted to offer to the market this extended three bedroom terraced property offered with the benefit of NO Onward Chain! This well presented property is perfectly located to take full advantage of the good local schools and transport links, with local amenities only a short distance away. With the current owners having converted the garage the property comprises in brief of; Entrance Hall, Kitchen, Living Area, Dining Area, Office and Shower Room downstairs, whilst upstairs offers Three good sized Bedrooms and a Family Bathroom. and early viewing of this property is highly recommended to fully appreciate the accommodation on offer.



### ENTRANCE PORCH

approached a UPVC opaque double glazed front entrance door and having recessed downlights, modern tile effect flooring and UPVC entrance door opening to:

### KITCHEN

having pre-formed work surfaces with high gloss base units below, wall mounted units, block tile splashbacks, UPVC opaque double glazed window to front, three ceiling light points, radiator, integrated double oven with gas hob and extractor above, space and plumbing for fridge/freezer, space and plumbing for washer/dryer, one and half bowl stainless steel sink and drainer with mixer tap, door to lounge and door to:

### DOWNSTAIRS OFFICE

2.70m x 2.20m (8' 10" x 7' 3") created from part of the garage and currently being used as a bedroom, having ceiling light point, wood effect flooring and opening through to:

### DOWNSTAIRS SHOWER ROOM

having wood effect flooring, radiator, corner shower cubicle with mains fed shower unit and tiled splashbacks, low level W.C., wash hand basin with tiled splashback, UPVC double glazed window to front and ceiling light point.

### LIVING ROOM

5.40m x 3.80m (17' 9" x 12' 6") having wood effect flooring, two ceiling light points, radiator, stairs to first floor with under stairs cupboard and opening through to:



### DINING AREA

5.00m x 2.30m (16' 5" x 7' 7") having wood effect flooring, UPVC double glazed French doors leading out to the garden, UPVC double glazed window to same, two ceiling light points and radiator.

### FIRST FLOOR LANDING

having ceiling light point, loft access hatch and doors to further accommodation.

### BEDROOM ONE

3.60m x 3.40m (11' 10" x 11' 2") having ceiling light point, radiator and UPVC double glazed window to rear.

### BEDROOM TWO

3.40m x 3.00m (11' 2" x 9' 10") having ceiling light point, radiator and UPVC double glazed window to front.





### **BEDROOM THREE**

2.70m x 2.00m (8' 10" x 6' 7") having ceiling light point, radiator, UPVC double glazed window to rear and over stairs cupboard.

### **FAMILY BATHROOM**

having ceiling light point, Heated towel rail, UPVC opaque double glazed window to front, tile effect flooring and floor to ceiling tiled walls, white suite comprising of pedestal wash hand basin, low level w/c and panelled 'p' bath with glazed splash screen and electric shower fitment.

### **OUTSIDE**

The property is set back from the road with a block paved driveway approach providing parking for several cars with dwarf retaining walls. To the rear the garden has been paved and there is a bedding plant border at the rear and fenced perimeters.



### **COUNCIL TAX**

Band A.

### **FURTHER INFORMATION**

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.



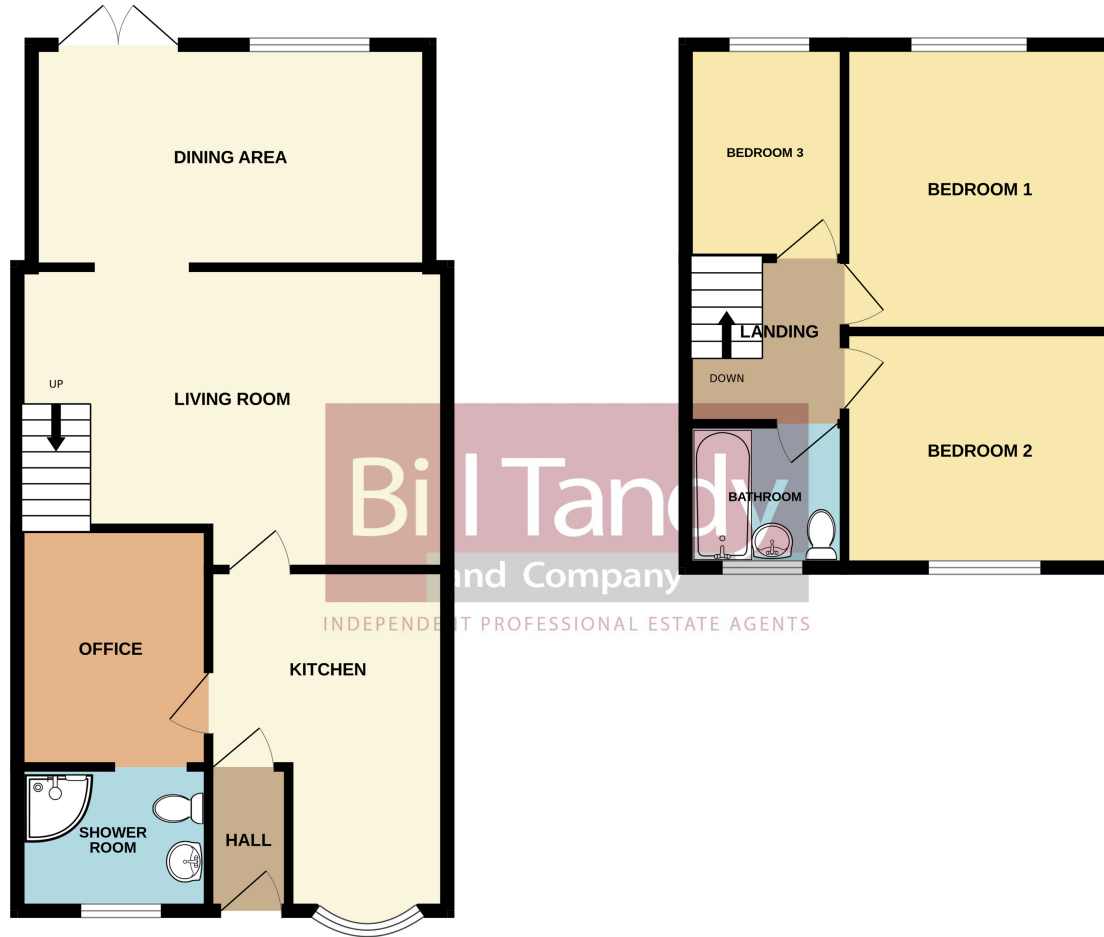
### **VIEWING**

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](mailto: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

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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**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS