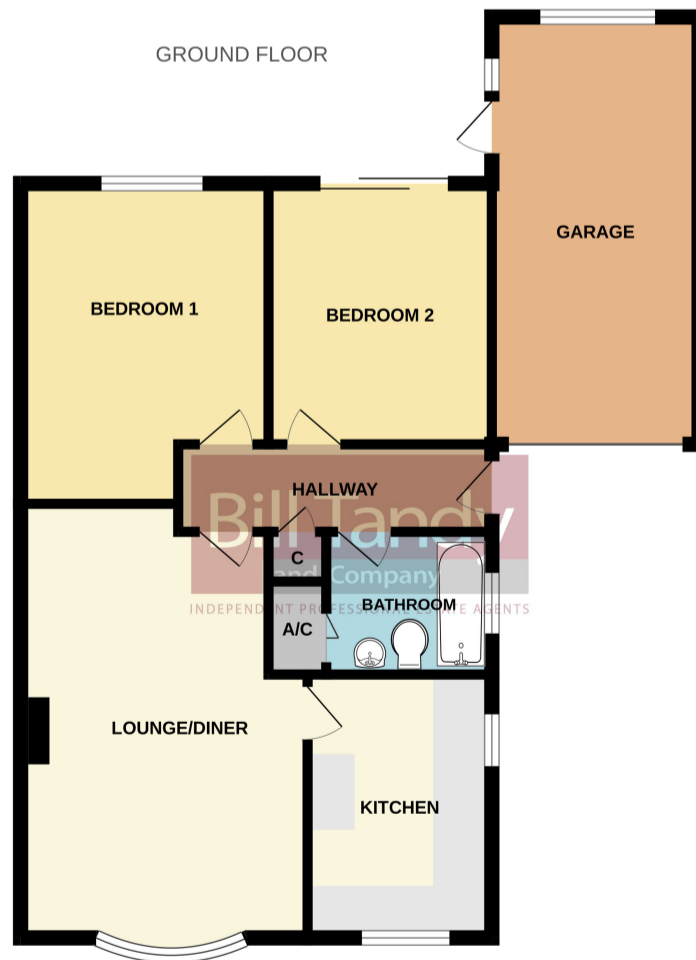


DRIFT



6, CHAWNER CLOSE, BURNTWOOD WS7 1YX

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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**6 Chawner Close, Burntwood,
Staffordshire, WS7 1YX**

£250,000 Freehold

Bill Tandy and Company are delighted to offer for sale this superbly presented and updated link detached bungalow located in the sought after cul de sac position of Chawner Close. It is a rare occurrence for bungalows to be readily available within this location, and this small cul de sac offers a selection of bungalows with generous sized plots. The bungalow itself, which needs to be viewed to be fully appreciated, has been well improved by the present owners and comprises reception hall, lounge/dining room, modern updated kitchen and bathroom, two bedrooms, ample parking, rear garage and gardens to front and rear.



RECEPTION HALL

approached via a UPVC entrance door and having cupboard, radiator and doors to:

LOUNGE/DINING ROOM

5.19m x 3.29m (17' 0" x 10' 10") having double glazed bow window to front, radiator and a feature and focal point fireplace with inset gas fire with tiled inset, wooden surround and mantel above.

UPDATED KITCHEN

3.00m x 2.06m (9' 10" x 6' 9") having double glazed windows to front and side, white modern units with inset handles comprising base cupboards and drawers with round edge work tops above, inset stainless steel sink unit, inset cooker with hob above, spaces for fridge/freezer and washing machine and wall mounted Baxi boiler.

BEDROOM ONE

3.53m max x 2.84m (11' 7" max x 9' 4") having double glazed window to rear and radiator.

BEDROOM TWO

2.92m x 2.50m (9' 7" x 8' 2") this second bedroom is presently used as an office/hobbies room and has sliding patio doors to rear garden, radiator and laminate floor.

UPDATED BATHROOM

1.76m x 1.57m (5' 9" x 5' 2") having double glazed window to side, storage cupboard housing tank and suite comprising vanity unit with inset wash hand basin and low flush W.C., full ceiling height tiled surround, bath and ceiling spotlighting.

OUTSIDE

To the front of the property is a paved driveway extending to the right hand side leading to the entrance door and garage. To the rear is a low maintenance mainly paved garden having raised flower bed borders and useful storage shed.



GARAGE

4.86m x 2.17m (15' 11" x 7' 1") approached via an up and over entrance door and having windows to rear and side and door to garden.

COUNCIL TAX

Band C.

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.

