



82 High Street, Chase Terrace, Burntwood, Staffordshire,
WS7 1LX



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£279,950

Bill Tandy and Company, Burntwood, are delighted to present this spacious extended three-bedroom semi-detached dormer bungalow, offered to the market with no upward chain. Ideally located on High Street, Chase Terrace, the property enjoys easy access to local shops, amenities, and excellent transport links. Inside, a welcoming hallway leads to an extended lounge and dining area, hobby room extension perfect for relaxing or entertaining, along with a bright breakfast kitchen, separate utility room, and ground floor double bedroom and bathroom. Upstairs are two further generous double bedrooms, offering light and space throughout. Outside, there are gardens to the front and rear, off-road parking for two cars, and a garage. Combining comfort, convenience, and versatility, this lovely home is ready to make your own. Early viewing is highly recommended.



PORCH

approached via an opaque double glazed front entrance door and having coved ceiling, half height dado rails, wooden flooring, ceiling light point and UPVC double glazed window to side. An opaque glazed wooden door with side panel opens to:

RECEPTION HALL

having ceiling light point, radiator, stairs to first floor and doors to further accommodation.

LOUNGE/DINER

8.00m x 3.30m (26' 3" x 10' 10") having two ceiling light points, six wall light points, radiator, focal point feature fireplace with plaster mantel and marble hearth and surround housing a gas real flame coal effect fire, large UPVC double glazed window to front and archway with a step down leads to a:

HOBBY ROOM

2.90m x 2.20m (9' 6" x 7' 3") being dual aspect with UPVC double glazed window to side and UPVC double glazed sliding doors leading out to the rear patio, ceiling light point and radiator.

EXTENDED GROUND FLOOR BEDROOM THREE

5.70m x 2.60m (18' 8" x 8' 6") having built-in wardrobes to one wall, two ceiling light points, radiator and UPVC double glazed window to front.

BREAKFAST KITCHEN

4.20m x 2.60m (13' 9" x 8' 6") having pre-formed work surface with wood effect base cupboards below, matching wall mounted cupboards, one and a half bowl ceramic sink and drainer with mono mixer tap, tiled splashbacks, gas hob with extractor above, integrated eye-level double oven, space and plumbing for dishwasher, UPVC double glazed window overlooking the rear garden, two fluorescent strip lights and door to the utility room.

UTILITY ROOM

4.80m x 2.10m (15' 9" x 6' 11") having tiled work surface and splashback, corner cupboard housing the condensing boiler, inset sink and drainer, space for washing machine and tumble dryer, two ceiling light points, UPVC opaque double glazed door to the rear garden, UPVC double glazed window to side, radiator and door to garage.



GROUND FLOOR BATHROOM

having tiling to floor and walls, traditional suite comprising low level W.C., panelled bath with electric shower fitment over and bi-fold glazed splash screen, and wall mounted wash hand basin with cupboard storage below, airing cupboard housing the hot water tank and slatted linen shelving, ceiling light point, radiator and UPVC opaque double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point, smoke detector and doors leading off to further accommodation.

BEDROOM ONE

3.90m x 3.30m (max into wardrobes) (12' 10" x 10' 10" max into wardrobes) having built-in one wardrobes to one wall and matching built-in bedside tables, two ceiling light points, radiator, UPVC double glazed window to rear and access to eaves storage.

BEDROOM TWO

3.60m x 3.50m (11' 10" x 11' 6") having built-in wardrobes to one wall, matching built-in corner desk, two ceiling light points, radiator, UPVC double glazed window to rear and access to eaves storage.



OUTSIDE

The property is set well back from the road behind a lawned foregarden with bedding plant border and a paved driveway suitable for multiple vehicles leading to the garage and front door. To the rear is an enclosed garden being paved for low maintenance and having hard standing for good sized shed, sheltered seating paved area off the dining room with lovely UPVC awning, further raised patio seating area, brick built raised flower beds and bedding plant border.

GARAGE

5.20m x 2.30m (17' 1" x 7' 7") approached via a manual up and over entrance door and having ceiling light point, shelves for tool storage and door to utility room.

COUNCIL TAX

Band C.

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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.

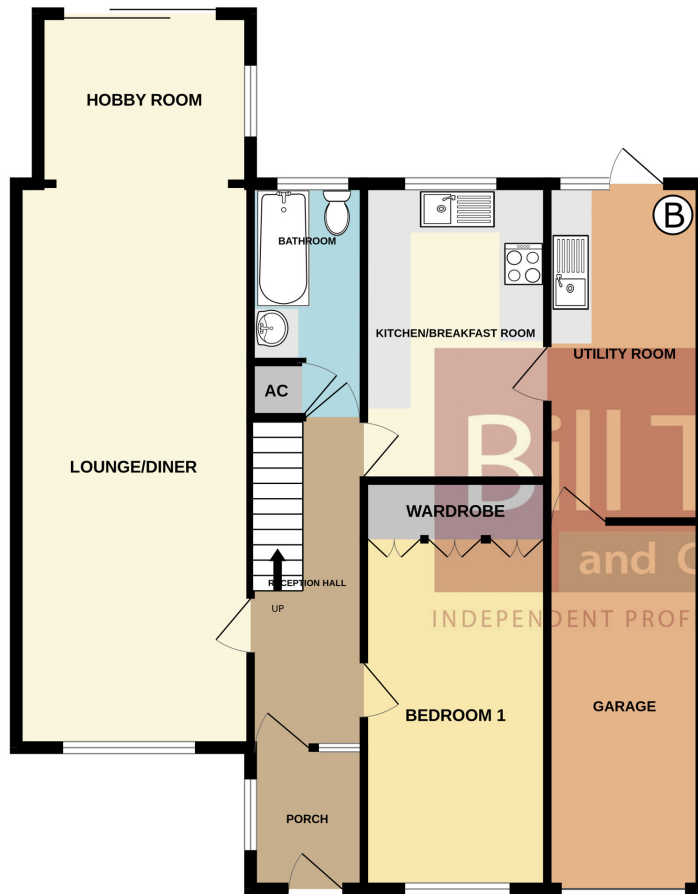


VIEWING

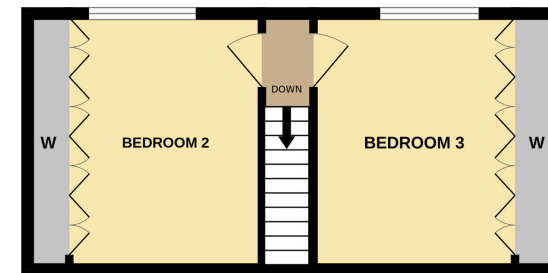
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS