



Church Street, Burntwood, WS7 3QL

Offers in the Region Of £259,950



# Chasetown

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Welcome to Church Street, a well positioned and deceptively spacious three bedroom family home situated within walking distance of the sought after Erasmus Darwin Academy.

An internal inspection reveals a welcoming entrance hall, kitchen with space for appliances, spacious family living room, large conservatory/dining space and completing the ground floor is the guest cloakroom.

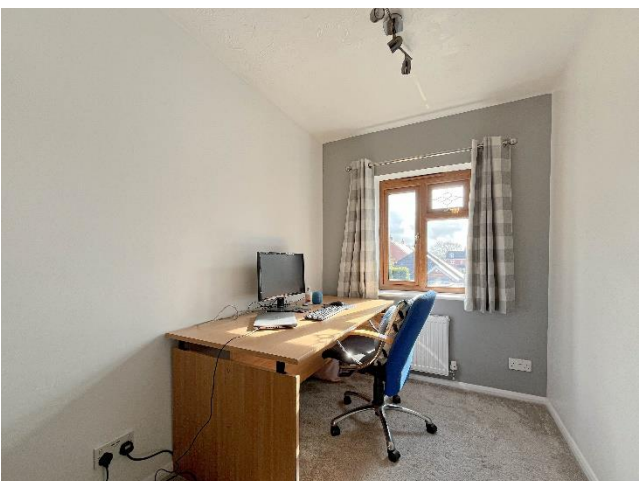
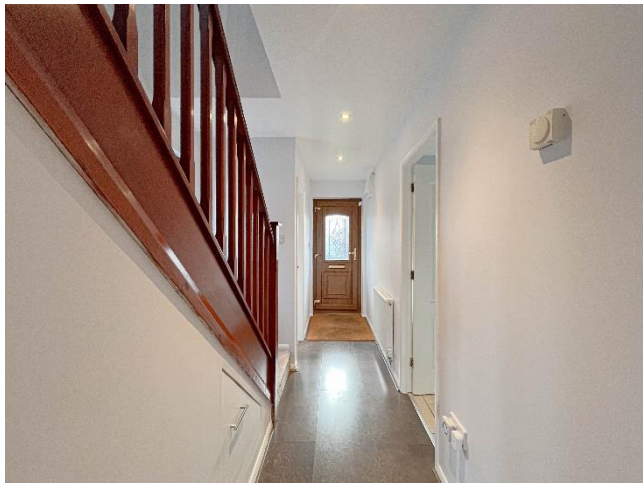
Stairs lead to the first floor where the property boasts three good sized bedrooms and a bathroom. Outside is a well manicured and privately enclosed rear garden perfect for any growing family.

To the fore is a multi vehicle driveway and garage. Nearby amenities include a handful of local shops, easily accessible transport links, highly regarded schools and just a stones throw from Chasewater Nature Reserve.

CALL NOW TO VIEW!!!











## Property Specification

SPACIOUS FAMILY HOME  
CLOSE TO ERASMUS DARWIN ACADEMY  
LOUNGE DINER  
KITCHEN WITH SPACE FOR APPLIANCES  
THREE BEDROOMS

### Hall

Lounge 4.90m (16'1") max x 3.80m (12'6")

Kitchen 3.30m (10'10") x 2.80m (9'2")

Conservatory 4.60m (15'1") x 3.50m (11'6")

### WC

Bedroom 1 3.70m (12'2") x 2.80m (9'2") plus 0.90m (3') x 0.90m (3')

Bedroom 2 3.40m (11'2") x 2.80m (9'2")

Bedroom 3 6' 7" x 8' 6" (2.0m x 2.6m)

Bathroom 2.00m (6'7") x 1.93m (6'4")

### Agent's Note:

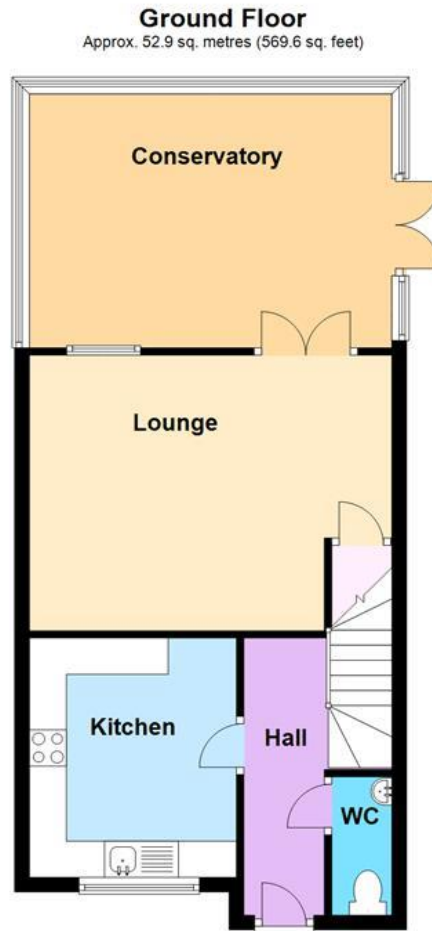
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 89.5 sq. metres (963.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

