



Chaucer Drive,
Burntwood, WS7 2HT

£299,950

Burntwood

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NO CHAIN

OUTSTANDING POTENTIAL

Welcome to Chaucer Drive, a detached family home offered for sale with the rare benefit of no onward chain. Internally this property is deceptively spacious and has an extremely versatile layout that can be configured to suit.

Key features include four generous bedrooms, a well proportioned living area, kitchen diner and also a family bathroom. There is a garage that leads to a garden room providing access to the garden, you also have side access to the right.

Outside is a blank canvas lending itself for landscaping or even further extension should you wish. To the fore is a block paved driveway providing off road parking for multiple vehicles.

Nearby amenities include a handful of shops, easily accessible transport links and highly regarded primary and secondary schools.

This really is a one-off opportunity and viewing is highly recommended!!







Property Specification

BAGS OF POTENTIAL
SOUGHT AFTER LOCATION
FOUR BEDROOMS
NEAR TO SCHOOLS, SHOPS AND TRANSPORT LINKS
CALL NOW TO VIEW!!

Porch

Living Room 4.20m (13'9") x 4.07m (13'4")

Kitchen/Diner 5.37m (17'7") x 2.70m (8'10")

Inner Hallway

Bathroom

Bedroom 3.22m (10'7") x 2.75m (9')

Bedroom 3.80m (12'6") x 3.22m (10'7")

Garage

Garden Room

Stairs

Bedroom 3.91m (12'10") x 3.11m (10'2") plus 0.20m (0'8") x 0.20m (0'8")

Eaves 3.11m (10'2") x 1.63m (5'4") plus 0.20m (0'8") x 0.20m (0'8")

Bedroom 6.16m (20'3") x 4.07m (13'4") plus 0.20m (0'8") x 0.20m (0'8")

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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

Floor Plan

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

