



New Street, Chase Terrace  
Burntwood, WS7 1BS

Offers in the Region Of £300,000

# Chase Terrace

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Welcome to New Street, a stunning three bedroom family home situated on a sought after residential street in Chase Terrace, Burntwood.

Internally this wonderful home features a welcoming porch, inviting entrance hall, superb open plan kitchen, living and dining space finished with a lovely rustic, country style giving the home a pleasant characterful feel.

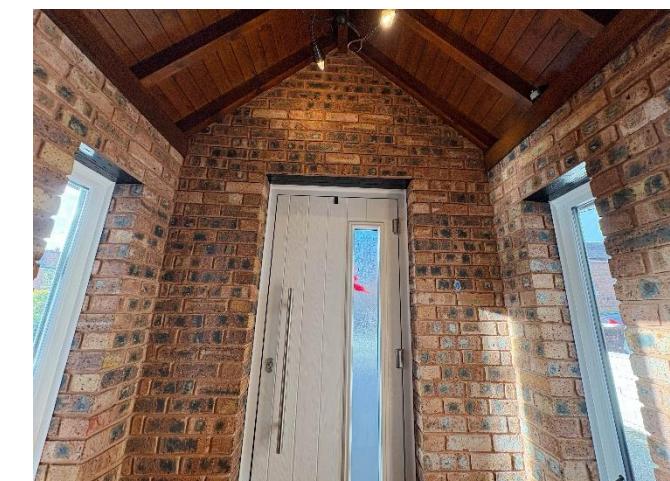
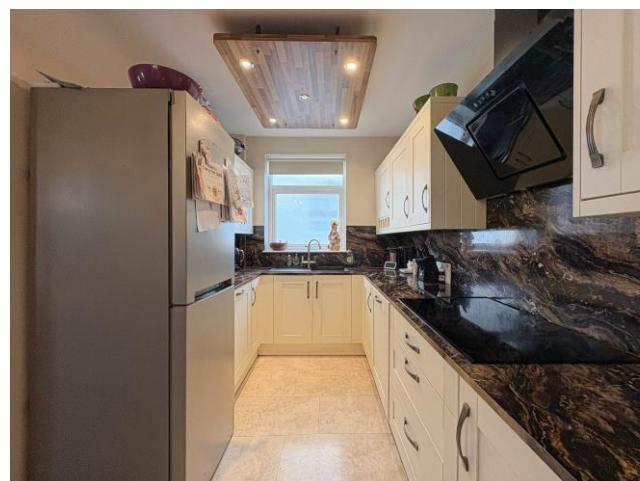
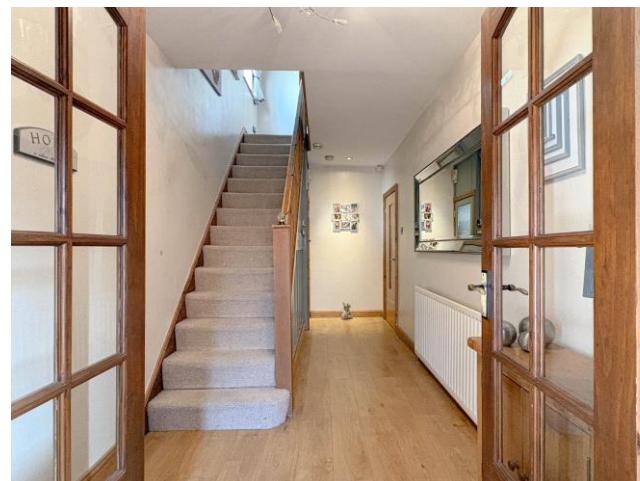
The current owner has tastefully extended the property giving it an additional reception room with bifolding doors, a useful utility room and also a guest W/C. Stairs lead to the first floor where you have three bedrooms, two doubles and one well proportioned single.

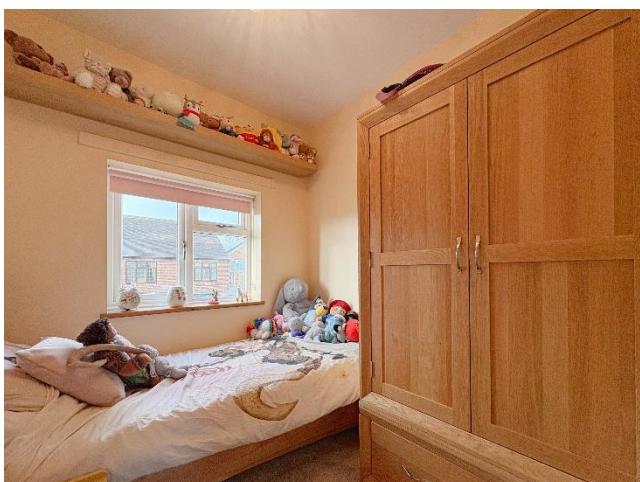
Completing the first floor is a modern family bathroom. Outside the garden has been landscaped and is the perfect space for any growing family to enjoy. It also offers excellent potential for further extension (STPP). To the fore is a multi vehicle driveway.

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

You are also in close proximity to Chasewater Nature Reserve and roughly 15 minutes drive in Lichfield City Centre.

This really is an excellent family home in move-in ready condition!!!





# Property Specification



**Porch 1.84m (6') x 1.53m (5')**

**Hall 3.59m (11'9") x 2.12m (6'11")**

**Kitchen/Diner 5.94m (19'6") x 3.91m (12'10") max**

**Living Room 3.80m (12'6") max x 3.49m (11'5")**

**Sitting Room 4.25m (13'11") x 3.82m (12'6")**

**WC 1.76m (5'9") x 1.67m (5'6")**

**Utility 2.15m (7'1") x 1.80m (5'11")**

**Landing**

**Bedroom 1 3.97m (13') x 3.73m (12'3")**

**Bedroom 2 3.73m (12'3") x 3.68m (12'1")**

**Bedroom 3 2.57m (8'5") x 2.12m (6'11")**

**Bathroom 2.49m (8'2") x 2.15m (7'1")**

## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

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:

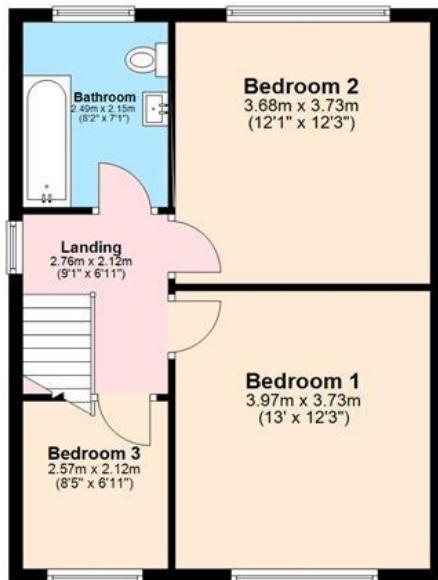
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

# Floor Plan

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



## First Floor



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

