



Chestnut Close  
Burntwood, WS7 3AD

Offers in Excess of £360,000



# Chasetown

Offers in Excess of £360,000



*A stunning highly impressive detached four bedroom property finished and maintained to a very standard throughout offering modern, light and stylish accommodation throughout, a unique design located within this gated development of nine exclusive properties, an opportunity not be missed, call today to arrange a visit.*

*Benefitting from a further circa eight years left on LABC warranty this lovely home is situated close to amenities , shops, schools and transport links and the accommodation briefly comprises; reception hall, spacious main living room and dining area, open plan high specification fitted kitchen breakfast room, utility, guest WC, first floor landing with doors to four good sized bedrooms, family bathroom and en suite, the property further benefits from having gas central heating and double glazing, drive, detached garage and private rear garden.*





## Property Specification

HIGHLY IMPRESSIVE MODERN FOUR BEDROOM DETACHED PROPERTY WITH BUILDER GUARANTEE REMAINING SITUATED WITHIN A DESIRABLE GATED DEVELOPMENT SPACIOUS, WELL MAINTAINED HIGH SPECIFICATION LIVING ACCOMMODATION THROUGHOUT

Reception Hall

Living/Dining Room  
22' 9" x 11' 11" (6.94m x 3.64m)

Kitchen/Breakfast Room  
16' 8" x 8' 11" (5.08m x 2.71m)

Utility

Guest WC

First Floor Landing

Master Bedroom  
14' 0" x 11' 9" (4.26m x 3.59m)

En suite

Bedroom Two  
9' 0" x 10' 6" (2.74m x 3.21m)

Bedroom Three  
9' 0" x 10' 6" (2.74m x 3.21m)

Bedroom Four  
14' 0" x 11' 9" (4.26m x 3.59m)

Bathroom

### 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:

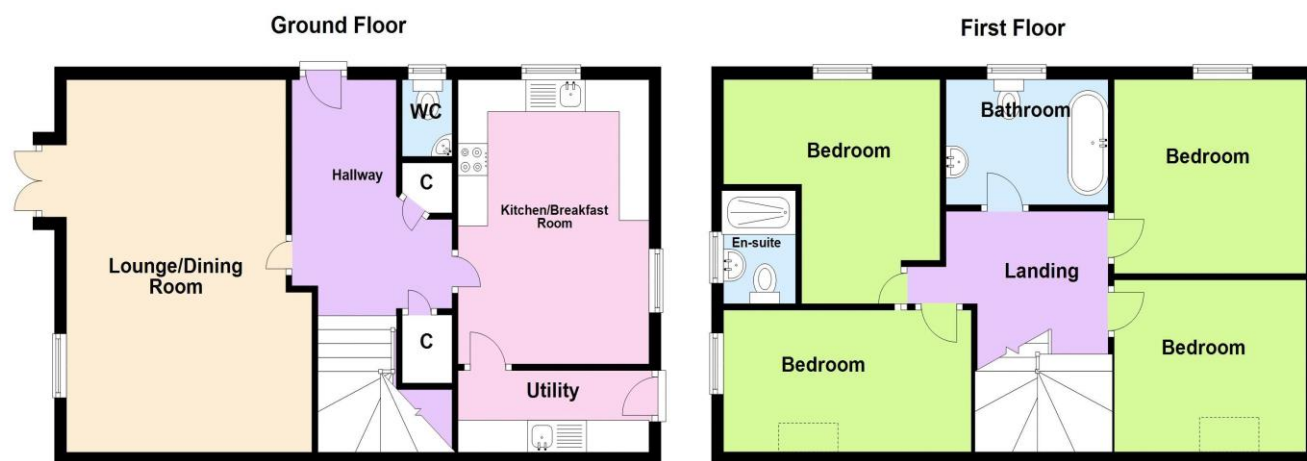
### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage and Holding Tank  
Council tax band: E  
Tenure: Freehold  
Service Charge £130.00 per annum TBC



# Floor Plan

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



18 Chestnut close, Chasetown

## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

