



New Street, Chasetown
Burntwood, WS7 3XY

Offers in Excess of £160,000

Chasetown

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Paul Carr Estate Agents are pleased to offer this spacious family detached property ideally located near to schools, shops, transport links and amenities.

This property is set behind a block paved frontage. The front door leads to the hall with a door leading to the nice sized lounge with patio doors to the rear garden.

There is a fitted kitchen with breakfast area. The kitchen has a range of wall and base units, a door leads to the utility with double doors to the garden and a further door to a study/play area ideal if you wanted to work from home.

There is a fully tiled bathroom with three piece suite comprising bath with shower over, W.C. and wash basin.

On the first floor are three good sized bedrooms with a shower room.

To the rear is a slabbed garden with decking.

The property is spacious and needs to be viewed to be appreciated.





Property Specification

FAMILY DETACHED PROPERTY
THREE BEDROOMS
LOUNGE
FITTED BREAKFAST KITCHEN
UTILITY

Hallway

Lounge 20' 8" x 11' 11" max x 9' 6" min
(6.29m x 3.63m x 2.89)

Kitchen/Breakfast Room 20' 11" x 8' 6"
(6.37m x 2.59m)

Utility 9' 4" x 5' 5" (2.84m x 1.65m)

Study / Play area 13' 5" x 8' 11" (4.09m x 2.72m)

Bathroom 8' 8" x 5' 1" (2.64m x 1.55m)

Bedroom One 15' 10" x 8' 6" (4.82m x 2.59m)

Bedroom Two 11' 11" x 8' 0" (3.63m x 2.44m)

Bedroom Three 8' 11" x 7' 5" (2.72m x 2.26m)

Shower Room 5' 10" x 3' 0" (1.78m x 0.91m)

Rear Garden

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: 26th November 2022

Viewer's Note:

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

Floor Plan

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

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Map Location



Ground Floor



First Floor

