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Chase Road | Burntwood | WS7 0DU
Offers In The Region Of £285,000

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to welcome to market the impressive Chase Road in Burntwood. This beautifully presented extended semi-detached house is a true gem. Boasting an extended open plan kitchen/diner family room & three well-proportioned bedrooms and a modern bathroom, this property is perfect for families or those seeking extra space. The house features two inviting reception rooms, including a delightful lounge with a walk-in bay window that fills the space with natural light.

The heart of the home is undoubtedly the impressive open plan breakfast kitchen, measuring an expansive 20'1" x 17'1". This area seamlessly combines dining and sitting spaces, making it ideal for both entertaining guests and enjoying family meals. Additionally, a convenient downstairs cloakroom adds to the practicality of the layout.

The property benefits from UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. The accommodation is thoughtfully designed, with an enclosed porch and a welcoming hall that sets the tone for the rest of the home.

Outside, the property is set back behind a deep block-paved frontage, providing ample parking for multiple vehicles. The delightful rear garden is fully enclosed by fencing, offering a private retreat. It also features a charming outside office with utility, perfect for those who work from home or require extra storage space.

This lovely property is presented to a high standard, and an early internal viewing is strongly recommended to fully appreciate the quality of accommodation and presentation on offer. Don't miss the opportunity to make this wonderful house your new home.

Key Features

- IMPRESSIVE OPEN PLAN KITCHEN/DINER & FAMILY ROOM
- STUNNING LOUNGE FEATURES A BAY WINDOW
- AMPLE PARKING
- THREE GENEROUS BEDROOMS
- GREAT SIZED REAR GARDEN
- SUMMERHOUSE/OFFICE/UTILITY ROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE TO EXCELLENT SCHOOL CATCHMENT

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

13'8" x 10'9" (4.19m x 3.30m)

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

20'0" x 17'1" (6.12m x 5.21m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'3" x 10'4" (3.43m x 3.17m)

BEDROOM TWO

10'11" x 10'9" (3.33m x 3.28m)

BEDROOM THREE

7'10" x 6'3" (2.41m x 1.91m)

FAMILY BATHROOM

EXTERNALLY

SUMMERHOUSE

PARKING FOR SEVERAL VEHICLES

GREAT SIZED REAR GARDEN

IDENTIFICATION CHECKS - C





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual Energy Cost</p> <p>14,000 A</p> <p>15,000 B</p> <p>16,000 C</p> <p>17,000 D</p> <p>18,000 E</p> <p>19,000 F</p> <p>20,000 G</p> <p>Not a standard property - higher energy costs</p>		<p>Key Annual CO₂ emissions</p> <p>14,000 A</p> <p>15,000 B</p> <p>16,000 C</p> <p>17,000 D</p> <p>18,000 E</p> <p>19,000 F</p> <p>20,000 G</p> <p>Not a standard property - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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