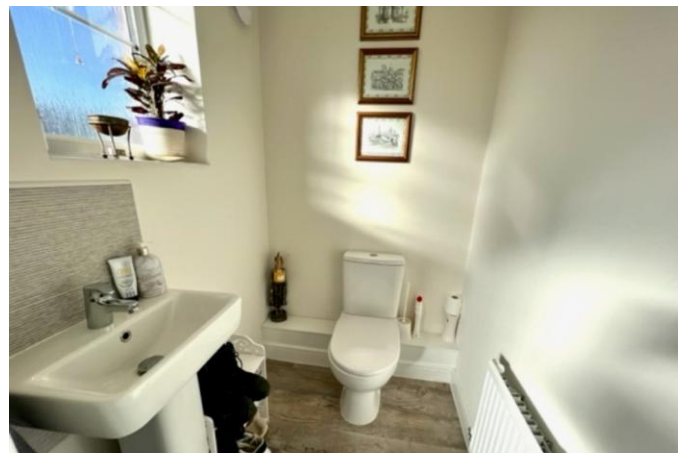




 **CHARIOT ESTATES**  
INDEPENDENT ESTATE AGENTS





£217,500

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5 Hancox Close

Burntwood

Staffs

WS7 3AH

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EPC Rating '83'

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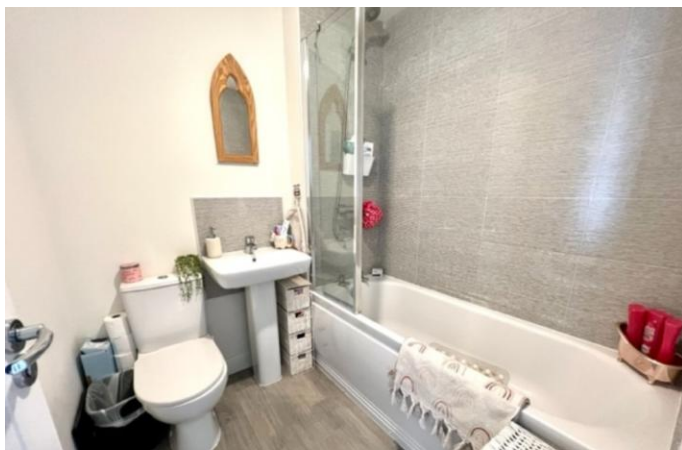
Chariot Estates are pleased to bring to the market this modern spacious two bedroom end terraced family home. Located near to all the local amenities of Burntwood town shopping centre, schools and bus routes, all within easy reach of the A5, M6 toll road and the A38. The property briefly comprises of Gas central heating, double glazing, hallway, lounge, dining kitchen, two double bedrooms, bathroom, guest cloakroom, rear garden and two off road parking spaces.

**ENTRANCE HALLWAY:**

Having stairs off to the first floor accommodation, inset ceiling spotlight, storage cupboard housing the boiler.

**GUEST W.C:**

Having a white suite with low flush W.C, pedestal was hand basin with tiled splash backs, radiator and double glazed window to fore





**OPEN PLAN MODERN FITTED DINING KITCHEN:**

13'1 x 9'2 (3.99m x 2.79m)

Having a range of wall mounted and base units with preparation surfaces, inset stainless steel sink and drainer with tap over, built in oven and hob with extractor over, space for fridge freezer, inset lighting.

**LOUNGE AREA:**

13'.1 x 8'10 (3.99m x 2.69m)

Having double glazed French doors, windows to side, radiator, tv point, electric points and shelving under work surface.

**LANDING:**

Having a radiator, access to the roof void and doors off too:

**BEDROOM ONE:**

13'1 x 7'11(3.99m

x 2.41m) Having a double glazed windows to the rear and a radiator.

**BEDROOM TWO:**

13'1 x 7'7 (3.99m x 2.31m)

Having two double glazed windows to the fore, radiator and storage cupboard.

**BATHROOM:**

Having a white suite comprising of a panelled bath with shower over and shower screen, low level flush W.C, ceramic tiled splash backs, ceramic flooring, chrome radiator and extractor fan.

**REAR GARDEN:**

Having paved pathway with lawn to either side, space for timber shed, outside tap, security sensored spotlight gated access to the rear and side and all enclosed by a fenced perimeter.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

**VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77

**E-MAIL:** [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

**WEBSITE:** [www.chariotestates.co.uk](http://www.chariotestates.co.uk)

Tenure: Freehold

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Council Tax Band

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Local Authority:

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

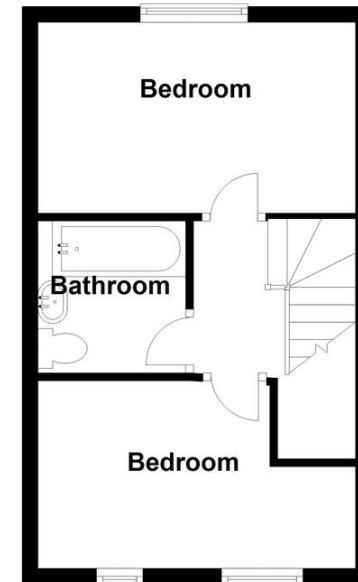
### Hancox Close

Approx. 27.5 sq. metres (295.8 sq. feet)



### First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.6 sq. feet)

### Burntwood

9a Cannock Road  
Chase Terrace  
Burntwood  
Staffordshire  
WS7 1JS

### Contact Us

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01543 686877

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements