



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

51 GRANGE ROAD, BURNTWOOD, STAFFS, WS7 4TP

£191,000





Offered with no onward chain Chariot Estates are pleased to bring to the market this beautifully presented three bedroom terraced property. Briefly comprising of an entrance porch, spacious lounge/diner, kitchen, three bedrooms, a family bathroom, garage, garden and parking this property is an ideal first time buy or even a buy to let.

Being close to all local bus routes and schools. Excellent commuter links are available with the A38, M6 Toll road and A5.

An early inspection is recommended and comprising (all measurements being approximate):-

Entrance is via a hard wood door into leading into:

ENTRANCE PORCH:

Having a double glazed window to the fore, courtesy door to the garage and a door into:

KITCHEN:

3.29m x 2.67m Having wall mounted and base units with roll top preparation surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for an automatic washing machine, space for a free standing oven hob and extractor, splashback tiling, double glazed window to the fore, vinyl style flooring and door into:

SPACIOUS LOUNGE

5.08m x 3.81m Having a feature fireplace with electric fire fitted and surround, double glazed window to the rear, stairs leading to the first floor accommodation



and double glazed french doors leading to the rear garden.

LANDING

Having doors off to the bedrooms.

BEDROOM ONE:

3.73m x 3.30m Having double glazed window to fore and an electric wall mounted heater.

BEDROOM TWO:

3.83m x 2.57m Having double glazed window to rear and an electric wall mounted heater.

BEDROOM THREE:

2.89m x 2.44m Having double glazed window to the rear and a useful linen cupboard.

FAMILY BATHROOM:

Being of a white suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level flush W.C, heated towel rail an obscure double glazed window to the fore, full height splash back tiling and lino style flooring. .

GA RAGE:

5.15m x 2.32m Having a metal up and over door, lighting, power points, gas pipe if ever you wished to put gas in the property and the electric meter.

ENCLOSED REAR GARDEN:

Having a paved area with a step down to a lawn, planted shrubs and plants with a pathway leading another step down to a further patio area with a few pots, courtesy gate to the rear for bin access and all



being 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

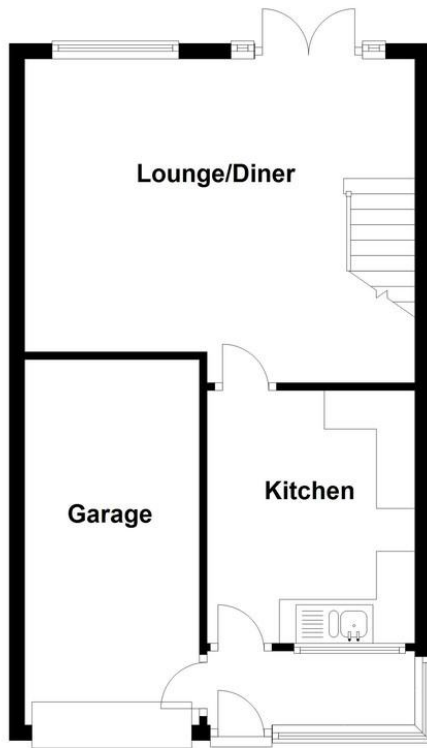
TENURE:

Freehold, to be confirmed with solicitors



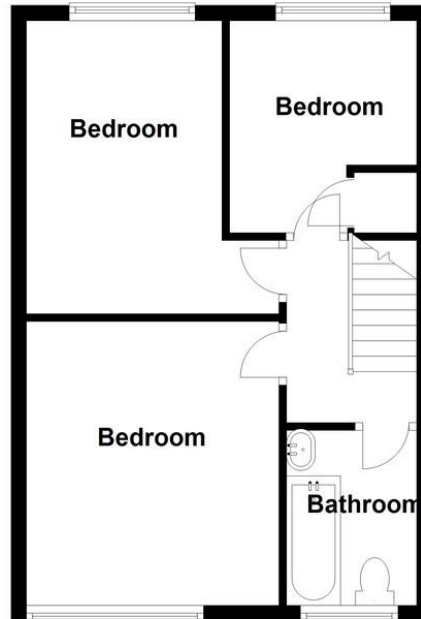
Grange Road

Approx. 44.2 sq. metres (476.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		