



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

4 DEAL AVENUE, BURNTWOOD, STAFFS, WS7 2EU

£126,995





Offered chain free Chariot Estates are pleased to market this well presented two double bedroom ground floor flat, briefly comprising of an entrance hallway, fitted kitchen, lounge, two bedrooms, bathroom, rear garden and a garage.

Situated just off Redwood Drive, Burntwood the property is within easy reach to the facilities offered at Burntwood Town Shopping Centre as well as useful road links to the A5, M6 Toll Road, and the A38.

HALLWAY:

Having a storage heater and doors into all of the rooms.

FITTED KITCHEN:

11'3 x 8'9 (3.43m x 2.67m) Having a range of wall mounted and base units, roll top preparation surfaces, inset stainless steel 1 ½ bowl sink and drainer having mixer taps over, integral dishwasher, range oven with stainless steel splashback and chimney extractor fan and a double glazed window to the rear.

LOUNGE:

12'5 x 11'5 (3.78m x 3.48m) Having a feature fireplace with tiled hearth, inset gas fire fitted, dado rail, coving to the ceiling and a double glazed window to fore.

BEDROOM ONE:

11'5 x 9'9 (3.48m x 2.97m) Having a double glazed window to fore.

BEDROOM TWO:

10' x 7'11 (3.05m x 2.41m) Having a double glazed



window to the rear.

WET ROOM:

Having a shower area, pedestal wash hand basin, low level flush W.C, storage cupboard and a double glazed window to the rear.

GARDEN:

Having lawn with planted border, gravelled area, paved patio and gated access to the side enclosed by a fenced perimeter.

GA R A GE:

Being in a separate block to the end of the street being the second one in from the end having a metal up and over door.

VIEWING:

Strictly via Chariot Estates on 01543 686877

TENURE:

Leasehold, SIMARC PROPERTY MANAGEMENT LTD

Lease remaining 110years

Ground rent £231.45 every six months

E- MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Deal Avenue

Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 52.5 sq. metres (565.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		