



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

39 MEASE AVENUE, BURNTWOOD, STAFFS, WS7 9JP

£270,000





Offered with no onward chain Chariot Estates are pleased to market this beautifully appointed three bedroom link-detached family home. Situated on the popular Church Farm residential estate the property is within easy reach to Swan Island where you can find the local shopping facilities including a post office with bus routes into Cannock and Lichfield along with useful road links to the A5, M6 Toll Road and the A38.

Set away from the road the property has a good sized frontage with a fore lawn and an adjacent driveway which provides off road parking, access into the garage space with entrance via a double glazed door into:

ENTRANCE HALLWAY:

Having a radiator, tiled flooring, cloaks cupboard and doors to the lounge and kitchen.

LOUNGE:

4.78m x 3.50m Having an electric fire set on a surround, radiator, door to the dining area and two double glazed windows to fore.

KITCHEN/ DINER/ CONSERVATORY:

6.97m max x 4.76m max Having a kitchen area fitted with wall mounted and base units, work surfaces, 1 ½ bowl sink and drainer with a mixer tap over, space for appliances, integrated oven and a gas hob with an extractor over, storage cupboard, splash back tiling, double glazed window to the rear and an opening to the dining area which has stairs off to the first floor, door to the lounge, tiled flooring, radiator and an opening to the conservatory which has tiled flooring, double glazed windows to the rear and sides, pitched



roof and double glazed doors that open out to the rear garden.

LANDING:

Having roof access, airing cupboard,, double glazed window to the side and doors to:

BEDROOM ONE:

3.94m x 2.87m Having a good range if fitted wardrobes with overhead storage, radiator and a double glazed window to fore.

BEDROOM TWO:

3.76m x 2.91m Having a radiator, built in wardrobe and a double glazed window to the rear.

BEDROOM THREE:

2.39m x 1.82m Having a radiator and a double glazed window to fore.

SHOWER ROOM:

Having a shower cubicle with a mains shower attached, low level flush W.C, pedestal wash hand basin, chrome heated towel rail, tiled walls and floor and a double glazed window to the rear.

GA RAGE:

5.50m x 2.43m Having a metal up and over door, light and a door out to the rear garden.

ENCLOSED REAR GARDEN:

Having a paved patio area that leads to a neatly laid lawn and being enclosed by a fence 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 by solicitors

E-MAIL: burntwood@chariotestates.co.uk



