



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

5 FIELD VIEW, BURNTWOOD, STAFFS, WS7 1AL

£285,000





Chariot Estates are delighted to bring to the market modern and beautifully presented three bedroom link detached property. Set on an exclusive private gated development the property is finished off to a high/contemporary standard and briefly consists of a welcoming hallway, lounge, high spec kitchen/diner with integrated appliances, guest W.C, three bedrooms, en-suite shower/W.C to the master bedroom, main family bathroom, garage, enclosed rear garden, fore garden and a block paved driveway.

Situated within easy reach to the facilities offered at Burntwood Town Shopping Centre including doctors and dentists as well as bus routes in Lichfield and Cannock and useful road links to the A5, M6 Toll Road and the A38.

Set away from the road there is a good sized block paved driveway which provides the off road parking, fore lawn, access into the garage with entrance via a modern composite door into:

ENTRANCE HALLWAY:

Having tiled flooring, stairs to the first floor landing radiator and a door to:

LOUNGE:

4.73m max x 5.40m Having a radiator, head height T/V aerial with power point, double glazed window to fore and a door into:

MODERN FITTED KITCHEN/ DINER:

4.67 m x 3.50m Having a good range of wall mounted and base units, roll top preparation surfaces with inset



work surfaces with integrated drainer, integrated fridge/freezer, dishwasher, washing machine and oven, five ring gas hob with an extractor hood over, wine fridge, inset ceiling lights, extractor fan, ample power points, radiator, double glazed window to the rear, double glazed French doors that open out into the rear garden, tiled flooring and a door to:

GUEST W.C:

Having a low level flush W.C, wash hand basin, radiator, tiled flooring and a double glazed window to the side.

LANDING:

Having door to airing cupboard housing the boiler, double glazed window to the side, access to the loft and doors off too:

MASTER BEDROOM:

11'4 x 10'6 (3.45m x 3.20m) Having a built in double wardrobe, newly laid carpet, TV aerial, radiator, double glazed window to fore and a door to:

EN-SUITE SHOWER ROOM:

Having a shower cubicle with a mains shower, low level flush W.C, pedestal wash hand basin, extractor fan, ½ height tiling, chrome heated towel rail and a double glazed window to fore.

BEDROOM TWO:

3.32m x 2.74m Having a radiator and a double glazed window to the rear.

BEDROOM THREE:

3.32m x 1.89m Having a radiator and a double glazed



window to the rear.

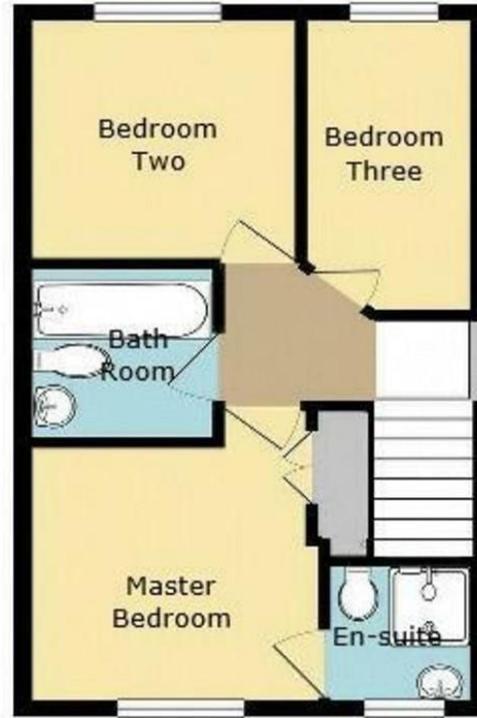
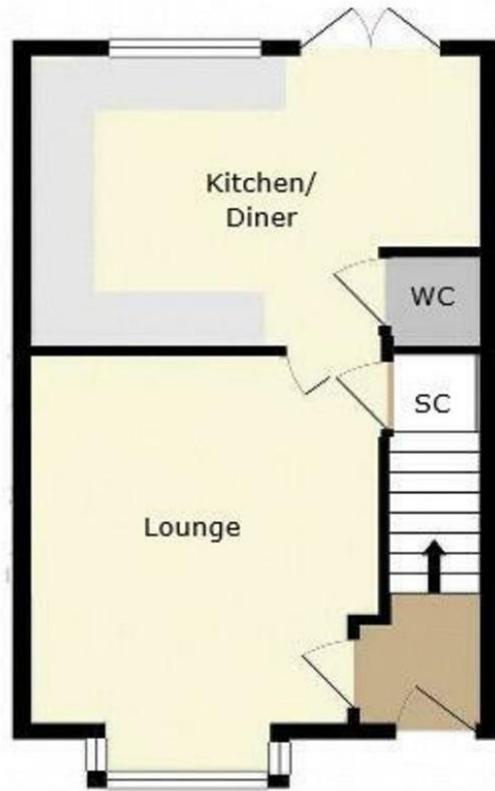
MAIN BATHROOM:

Being of a white suite comprising of a panelled bath with a shower over, glass shower screen, low level flush W.C, pedestal wash hand basin, radiator, ½ height wall tiling and a double glazed window to the side.

ENCLOSED REAR GARDEN:

Having a patio, cold water tap, double glazed door to





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		