



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

43 OVERHILL ROAD, BURNTWOOD, STAFFS, WS7 4SU

£260,000





Offered chain free Chariot Estates are delighted to bring to the markets this two/three double bedroom semi-detached Dorma style property. Briefly comprising of an entrance porch, hall, lounge, dining room/bedroom, kitchen, guest W.C, two/three double bedrooms, bathroom, garage, fore & rear gardens and off road parking.

Set well away from the road the property has a fore lawn and a double glazed entrance door into:

ENTRANCE PORCH:

Having a further door into:

ENTRANCE HALLWAY:

Having doors to all of the downstairs rooms, useful under stair storage cupboard, stairs up to the first floor accommodation and a radiator.

GUEST W.C:

Having a low level flush W.C and a sink.

LOUNGE:

5.25m x 3.80m Having a double glazed window to the rear, radiator and a feature fireplace with a fire fitted and having a brick surround.

KITCHEN:

4.20m x 3.02m Having a range of wall mounted and base units, useful pantry that houses the boiler, space for appliances, splash back tiling, window to the rear door to the side and door to the guest W.C.

DINING AREA:



2.88m x 2.72m Having a double glazed window to the side and a radiator.

SITTING ROOM/ BEDROOM THREE:

3.67m x 3.67m Having a double glazed window to the fore and a radiator.

DOWNSTAIRS BATHROOM:

Having a panelled bath pedestal wash hand basin, low level flush W.C, radiator, tiled wall, a double glazed window to the side and a useful storage space.

LANDING:

Having doors to too the bedrooms and a good sized airing cupboard.

BEDROOM ONE:

4.73m x 2.92 Having a radiator, double glazed window to the rear and a door into the en-suite.

EN-SUITE

Having a double glazed window to the fore, low level flush W.C, wash hand basin and a corner shower cubicle.

BEDROOM TWO:

4.71m x 3.65m Having a double glazed window the fore, built in wardrobe and a radiator.

GA R A GE:

Having double opening wooden doors and housing the gas and electric meters.

REAR GARDEN:

Having a patio area, good sized lawn, planted shrubs



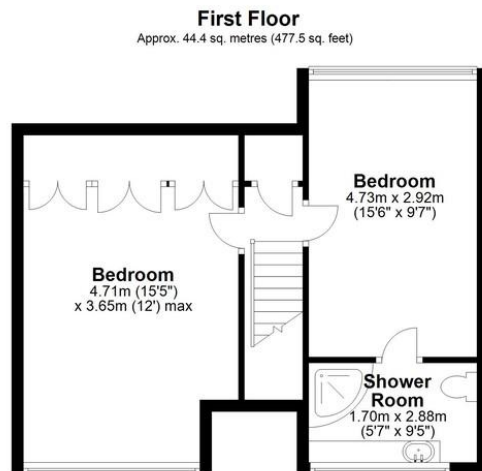
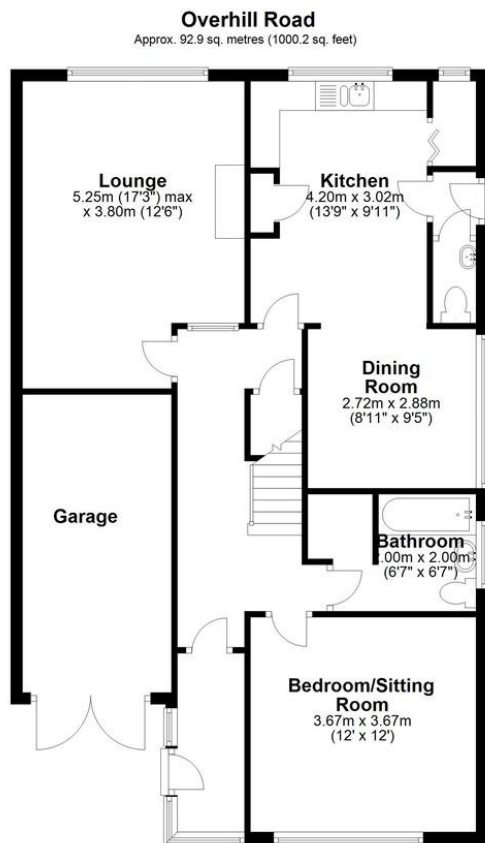
and plants, space for greenhouse, side access leading to the fore and all being enclosed by a fenced perimeter.

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

COUNCIL TAX BAND: C

VIEWING:





Total area: approx. 137.3 sq. metres (1477.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	