



**CHARIOT ESTATES**  
INDEPENDENT ESTATE AGENTS

71 IRONSTONE ROAD, CHASE TERRACE, BURNTWOOD, STAFFS, WS7 1LZ

£185,000







Offered with no onward chain Chariot Estates are pleased to market this well presented mid terraced property. Briefly comprising of having two good sized reception rooms, fitted kitchen, utility, two first floor double bedrooms and bathroom, rear parking, rear garden, gas central heating & double glazing.

Located close to the facilities offered at Burntwood Town Shopping Centre the property is also within easy reach to the A5, M6 Toll Road and the A38 as well as Chasewater, an area of natural beauty.

Set off from the road there is a small courtyard area with entrance via a double glazed door into:

**RECEPTION ROOM ONE:**

12'2 x 13' Into Bay Window (3.71m x 3.96m) Having a feature fireplace with an optimistic fire fitted, double glazed bay window to fore and a door to:

**RECEPTION ROOM TWO:**

12'3 x 12'2 (3.73m x 3.71m) Having a door to useful storage cupboard (Which could be opened into a half cellar), stairs leading to the first floor accommodation, double glazed door leading to the rear garden, Adam fire surround, radiator and an opening through to:

**FITTED KITCHEN:**

8'2 x 6'9 (2.49m x 2.06m) Having a range of wall mounted and base units with roll top preparation work surfaces, inset sink with drainer, two double glazed windows to the side, space and plumbing for automatic washing machine, space for fridge, built in oven and hob, tiled flooring and an opening to:



**UTILITY:**

1.93m x 1.92m Having work surfaces, space for further appliances, useful larder cupboard, tiled flooring and a double glazed window to the side and rear.

**LANDING:: Having doors into:****FITTED BATHROOM:**

2.88m max x 1.60m Comprising of a paneled bath with a shower over, low level flush W.C, wash hand basin, radiator, inset ceiling lights, extractor fan and an obscure double glazed window to the side.

**BEDROOM ONE:**

12'2 Max x 11'2 (3.71m x 3.40m) Having a double glazed window to the rear and a radiator.

**BEDROOM TWO:**

12'3 Max x 12'2 (3.73m x 3.71m) Having a double glazed window to fore, wall mounted Baxi boiler, built in cupboard which has access to the roof void.

**REAR:**

There is vehicle access to the side of next door which leads to a driveway providing off road parking for two cars with gated access to the rear decking and enclosed garden.

**CHAIN:**

The property benefits from having no onward chain

**VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77

**TENURE:**

Freehold, to be confirmed by solicitors

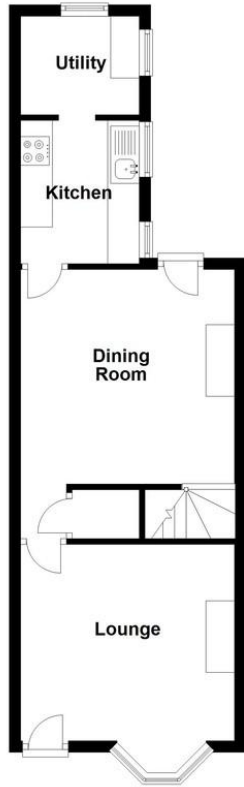
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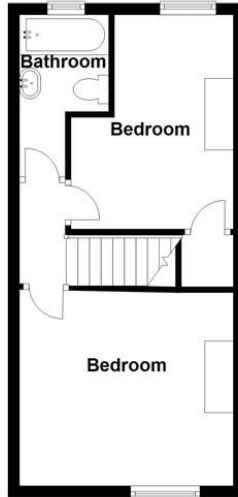




**Ironstone Road**  
Approx. 39.8 sq. metres (428.7 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.2 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		