



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

75 PRINCESS STREET, CHASE TERRACE, BURNTWOOD, WS7 1JN

£215,000





Chariot Estates are pleased to bring to the market this well presented, traditional two/three bedroom semi-detached property. Briefly comprising of two reception rooms, fitted kitchen, downstairs shower room, two first floor bedrooms, loft area that's being used as a bedroom, cellar, superb sized rear garden and off road parking.

Situated within Chase Terrace, Burntwood the property is located 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.

Set from the road there's a fore patio area with a block paved driveway that runs along side the property and opens out to the rear garden via secured gates with entrance via a double glazed door into:

RECEPTION ROOM ONE:

3.64m x 2.95m Having a brick fireplace with a gas fire fitted, radiator, double glazed window to fore and a door that opens into the inner lobby.

INNER LOBBY:

Having stairs to the first floor accommodation and a door into:

RECEPTION ROOM TWO:

3.66m x 3.63m Having an electric fire fitted, radiator, door to the cellar, double glazed window to the rear and a door to:

KITCHEN:

4.24m x 2m Having a range of wall mounted and base



units, roll top work surfaces, inset stainless steel sink and drainer with mixer taps over, space for a dishwasher, fridge, freezer and washing machine, integrated oven with a gas hob and extractor over, double glazed window to the side, tiled flooring and an opening to:

INNER LOBBY:

Having a storage cupboard, door to the rear garden and a door to:

DOWNSTAIRS BATHROOM:

Having a shower cubicle, low level flush W.C, pedestal wash hand basin, tiled flooring, ½ height wall tiling, extractor fan and a double glazed window to the side.

FIRST FLOOR LANDING:

Having a stairwell to the loft area and doors to:

BEDROOM ONE:

3.66m x 2.72m Having a radiator, double glazed window to the rear and a recess area which incorporates a storage cupboard.

BEDROOM TWO:

3.05m x 3.63m Having a radiator, built in cupboard and a double glazed window to fore.

SECOND FLOOR LANDING:

Having an opening into:

LOFT AREA/BEDROOM:

4.35m max x 3.61m max With limited head height having two storage cupboards, radiator and a velux window to the rear.



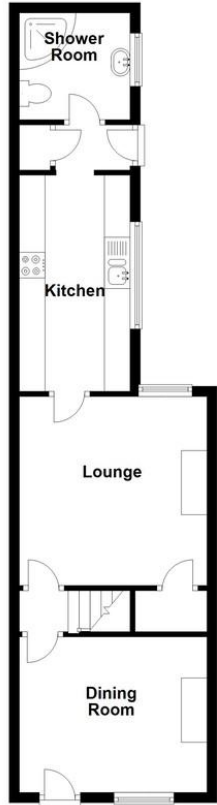
REAR GARDEN:

Incorporating the block paved driveway which would offer further secured parking, great sized lawn, outbuilding, decking area and having a hedge perimeter.

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



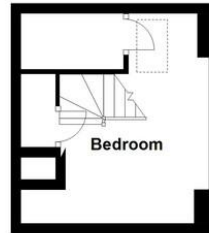
Princess Street
Approx. 43.7 sq. metres (470.1 sq. feet)



First Floor
Approx. 27.9 sq. metres (299.9 sq. feet)



Second Floor
Approx. 13.1 sq. metres (141.2 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		