



Oak Vale, Chasetown
Burntwood, WS7 3XG

Offers Over £415,000

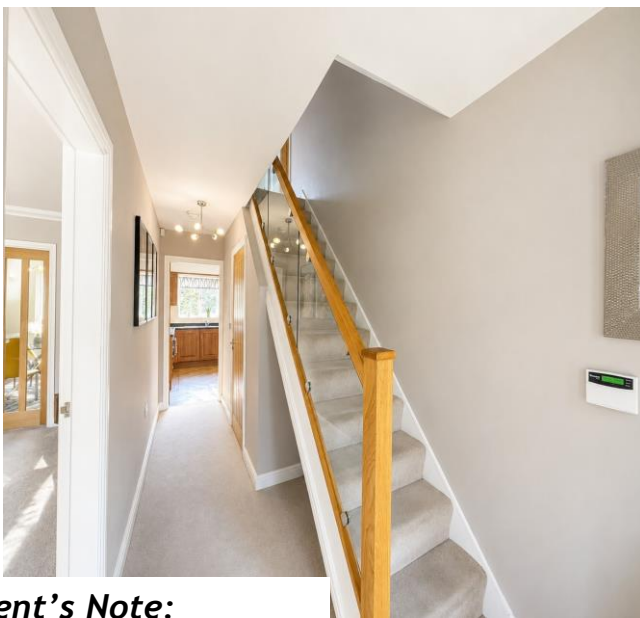
Chasetown

Offers Over £415,000



A fantastic four-bedroom family home, tucked away within a quaint private cul-de-sac in the sought-after Burntwood area. Offering four good-sized bedrooms, including a particularly impressive master bedroom with a stunning en-suite, this spacious property provides excellent accommodation for growing families. Downstairs, there is a great amount of versatile living space, with well-proportioned rooms providing plenty of flexibility for both family life and entertaining. Externally, the property benefits from a private rear garden and garage, while its peaceful cul-de-sac position provides a pleasant setting away from passing traffic. The location is a major highlight, with Erasmus Darwin Academy and St Joseph's Primary School both within walking distance, making this an ideal choice for families. The property is also conveniently positioned for local shops, everyday amenities and transport links, whilst the beautiful Chasewater Country Park is close by, offering fantastic opportunities for walking, cycling and outdoor pursuits. A spacious and well-positioned family home combining generous accommodation, excellent schooling and a peaceful cul-de-sac setting – early viewing is highly recommended.





Property Specification

Four good-sized bedrooms
Stunning en-suite to the master bedroom
Generous and versatile downstairs living space
Quaint private cul-de-sac position
Sought-after Burntwood location

Hallway

Living Room 10' 9" x 18' 1" (3.28m x 5.50m)

Dining Room 9' 2" x 11' 11" (2.80m x 3.62m)

Kitchen/Breakfast Room 16' 5" x 11' 11" (5.01m x 3.62m)

W/C

Utility room 7' 10" x 5' 3" (2.40m x 1.60m)

Garage 7' 10" x 15' 3" (2.40m x 4.65m)

Landing

Bedroom One 17' 5" x 12' 4" (5.31m x 3.77m)

En Suite

Bedroom Two 11' 3" x 12' 0" (3.43m x 3.67m)

Bedroom Three 7' 10" x 16' 2" (2.40m x 4.92m)

Bedroom Four 7' 2" x 11' 11" (2.18m x 3.63m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

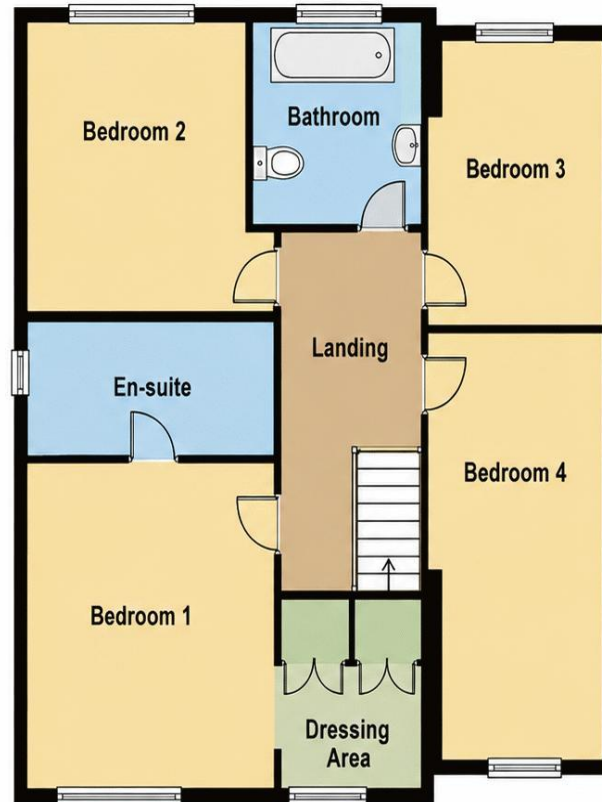
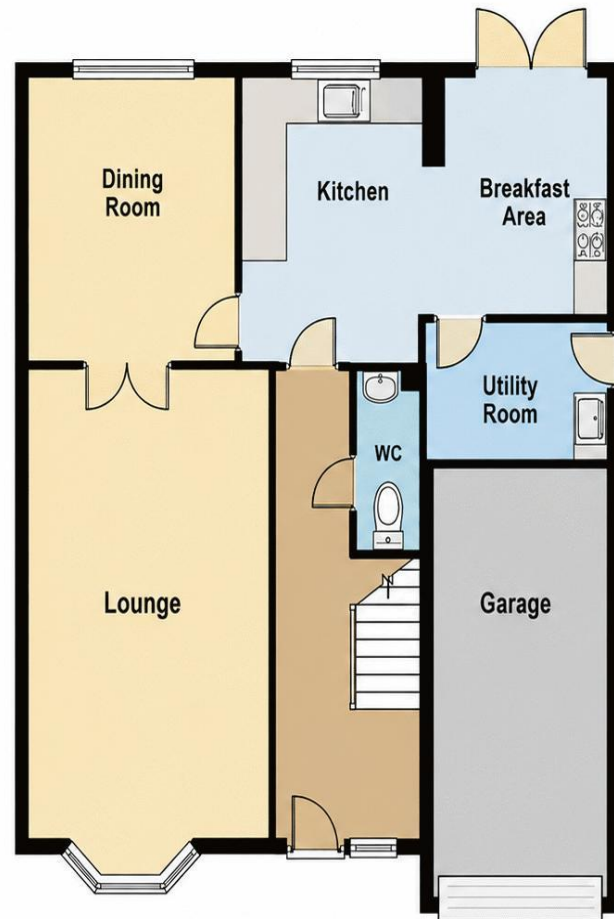
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Map Location

