Coppice Close

Chase Terrace, Burntwood, WS7 2BJ




John German

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£285,000



An attractive detached bungalow situated in a quiet cul-de-sac location within a popular area of Burntwood.

Offered to the market with no onward chain.

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This attractive two-bedroom detached bungalow is situated in Coppice Close, a quiet and sought after cul-de-sac location in Chase Terrace.The property is within easy reach of the facilities offered at Ryecroft Shops, Sankey's Corner and the further Burntwood area that offers a range of local shops including various Co-op supermarkets, Morrisons, Aldi, Lidl, doctor's surgery, pharmacy, hairdressers and much more. Burntwood is home to its own leisure centre and for commuters nearby road links include the M6 Toll, A5 and the A38. There are a choice of train stations in the nearby market town of Cannock and cathedral city of Lichfield. For schools, the property falls in the catchment of Boney Hay Primary Academy. There are also two well regarded secondary schools in Burntwood - Chase Terrace Academy and Erasmus Darwin Academy.

The property is approached via a generous block-paved driveway leading to the side door into the property and to the garage. There is a decorative stoned front garden with a variety of pots and plants.

The composite entrance door opens into the welcoming hallway with laminate style wooden flooring, a storage cupboard, and doors off to the two bedrooms, lounge/diner, and modern shower room.

The spacious master bedroom has a window to the rear aspect, carpeted flooring, ceiling light point, and a built-in storage cupboard. Bedroom two acts as an ideal guest bedroom, home office or study.

The spacious lounge/diner has carpeted flooring, window to the front aspect, two ceiling light points and wall light points, feature fire and a door to the kitchen.

The kitchen is fitted with an extensive range of matching wall and base units with tiled splashbacks and fitted worksurfaces, an inset ceramic sink with mixer tap over and an integrated fridge/freezer, plus spaces for a cooker, washing machine and dishwasher. There are spotlights to the ceiling, tiled flooring, a rear facing window and door to the rear garden.

Completing the bungalow is the modern shower room comprising of a corner shower cubicle, low level WC, wash hand basin and spotlights to the ceiling.

To the rear of the bungalow is a landscaped low maintenance garden with a large paved patio seating area, steps leading to the artificial lawn area and gated access to the drive. The garage has an up and over door, power and lighting and an adjoining store.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gaa
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29092026






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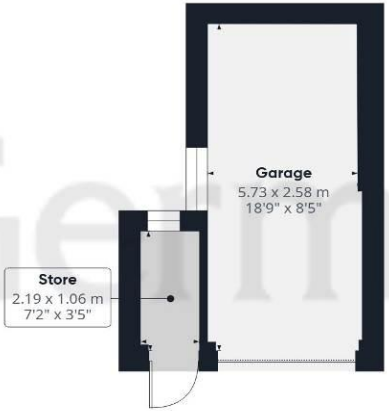

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

76.4 m²

822 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

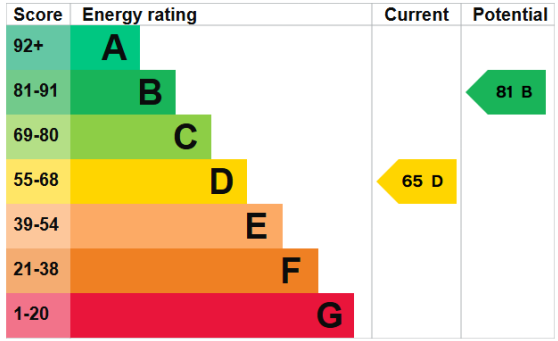
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.



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