



Hospital Road, Hammerwich/Chasetown Border  
Burntwood, WS7 4SF

Offers Over £235,000



# Chasetown

Offers Over £235,000



Welcome to Hospital Road, a superbly presented two bedroom semi-detached property situated in a sought after location overlooking Triangle Green and pleasant nearby countryside.

An internal inspection reveals a welcoming entrance hall, redecorated family living room, modern kitchen with plenty of space, additional dining room with access to the rear garden and completing the ground floor is the useful car port/outside storage space.

Stairs lead to the first floor where the property boasts two fantastic double bedrooms, a beautiful bathroom and enviable views from the master bedroom.

Outside is a charming tiered garden, meticulously maintained and the perfect outdoor space for any keen gardener.

To the fore is a multi vehicle driveway and also parking on the road.

Nearby amenities include easily accessible transport links, highly regarded local schools, a handful of shops and also plenty of green space for those evening walks.

**CALL NOW TO VIEW!!!**











## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
ENVIABLE VIEWS  
NEAR TO HIGHLY REGARDED SCHOOLS  
CHARMING REAR GARDEN  
TWO RECEPTION ROOMS

Hallway 8' 6" x 4' 3" (2.58m x 1.30m)

Living Room 18' 10" x 10' 7" (5.74m x 3.22m)

Kitchen 12' 9" x 10' 7" (3.89m x 3.22m)

Dining Space 9' 7" x 9' 3" (2.91m x 2.82m)

Store

Landing 7' 8" x 6' 2" (2.34m x 1.87m)

A/C

Bedroom One 12' 5" x 13' 4" (3.78m x 4.07m)

Bedroom Two 13' 8" x 10' 8" (4.17m x 3.26m)

Bathroom 6' 8" x 7' 11" (2.04m x 2.42m)

### 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:

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

