

Lovett & Co.  
estate agents

High Street  
Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three/four bedroom detached family home which offers flexible living and sleeping accommodation.

Occupying a generous plot with substantial rear garden, the property offers parking for several vehicles to the front, plus a large through tandem garage allowing access for caravans, boats or motorhomes to the rear for storage. There garden features a block paved area from the conservatory ideal for entertaining, and extended lawn with mature planted flower beds, perfect for families and pets to enjoy.

Internally, the flexible ground floor accommodation briefly comprises: porch and hallway, spacious lounge with rear dining area, breakfast kitchen with separate utility, WC, conservatory, plus further sitting room which could be used as a study or extra bedroom. The first floor has a landing to the three good sized bedrooms and family bathroom.

Other features include: UPVC double glazing and gas central heating throughout.

The property is well placed to take full advantage of local shopping just a short walk away, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away

#### **PORCH:**

UPVC entrance door, tiled flooring, light point and further door to the hallway.

#### **RECEPTION HALL:**

Tiled flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor, and doors to the lounge-diner, sitting room and kitchen.

#### **LOUNGE WITH DINING AREA:**

11' 6" x 24' 5" (3.50m x 7.45m)

Feature fireplace with gas fireplace, carpeted flooring, ceiling and wall light points, three radiators, bay window to





the front, ample space to the rear for a dining table and chairs with patio doors to the conservatory.

**BREAKFAST KITCHEN:**

14' 9" x 9' 8" (4.50m x 2.95m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces plus breakfast bar, inset bowl sink and drainer with mono tap, integrated gas oven and grill plus 4 ring gas hob with extractor hood, space for fridge-freezer, tiled flooring, light point, window to the rear, opening to the utility.

**UTILITY:**

7' 1" x 7' 1" (2.17m x 2.15m)

Work space with room for washing machine and dryer, further space for an additional fridge-freezer, tiled flooring, light point, doors to the WC and conservatory.

**CONSERVATORY:**

18' 9" x 10' 6" (5.72m x 3.20m)

Sloping glass roof set on a UPVC frame with brick base, tiled flooring, wall lights, radiator, French doors to the garden and door to the garage.

**WC:**

Low level WC, light point, tiled flooring, window to the side and door to a useful storage cupboard.

**SITTING/BEDROOM:**

8' 4" x 13' 1" (2.54m x 4.00m)

Built in wardrobes, carpeted flooring, light point, radiator and window to the front. Can be used as a bedroom, sitting room or study/office.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

**BEDROOM ONE:**

11' 7" x 12' 6" (3.52m x 3.82m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM TWO:**

10' 6" x 11' 6" (3.20m x 3.51m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

8' 7" x 9' 5" (2.62m x 2.86m)

Carpeted flooring, ceiling light point, radiator and window





to the rear.

**FAMILY BATHROOM:**

Modern suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling light and window to front

**TANDEM GARAGE:**

9' 11" x 31' 9" (3.02m x 9.68m)  
Extra high up and over doors to the front and rear, allowing caravan access to the rear garden, light and electric points.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only