



Chase Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this charming two bedroom end terraced property with private rear garden plus ample parking and large garage to the rear. Being offered with NO ONWARD CHAIN.

The property briefly comprises: front lounge with feature fireplace and new log burner, stunning new modern fitted kitchen plus door to a useful cellar, rear dining room, landing, two bedroom and a new modern fitted bath room.

The private lawn rear garden has rear gated access from the parking area and driveway with garage. The garage benefits from an electric roller shutter door with new motor.

The property has also undergone refurbishment and benefits from new carpets and flooring throughout, new internal doors in some rooms, new boiler, new windows in all rooms (apart from rear dining room) as well as the bathroom re-plastered and re-decorated throughout.

The property is well placed to take full advantage of local shopping facilities on the High Street and Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities in Burntwood. 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.

LOUNGE:

12' 0" x 11' 4" (3.65m x 3.45m)
Feature fireplace with fitted log burner and brick surround, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, window and front entrance door plus door to the kitchen.

KITCHEN:

8' 9" x 11' 2" (2.67m x 3.41m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring induction hob with extractor hood, space for Appliances, pull out larder unit, recess spot lights, radiator, door to the stairs, door to the cellar, window and door to the rear dining room.

DINING ROOM:

11' 4" x 7' 9" (3.45m x 2.35m)
LVT flooring, radiator, light point, pitched roof and exposed brick walls, French doors to the rear garden.

CELLAR:

Cellar which has been tanked and lined with light point, electric water pump to keep dry, excellent space for extra storage.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the shower room.

BEDROOM ONE:

12' 0" x 11' 5" (3.65m x 3.47m)
Carpeted flooring, radiator, ceiling light point and window to front.





BEDROOM TWO:

8' 11" x 5' 7" (2.71m x 1.70m)

Carpeted flooring, radiator, Ethernet point, ceiling light point and window to rear.

SHOWER ROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, ceiling light point, heated chrome towel rail and extractor fan.

EXTERNALLY:

The private rear garden is enclosed by fenced and brick walled borders with gated rear access and features; patio area ideal for entertaining, lawn, BBQ area and pathway from the front to

rear. There is also vehicular access to the rear with a private driveway offering parking for several vehicles including the garage.

TANDEM GARAGE:

31' 5" x 11' 4" (9.58m x 3.45m)

Electric roller shutter front door, light and electric points, space for two cars.

VIEWING:

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

DISCLAIMER:

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