Chapel Street
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached property, situate din sought after area of Brownhills, being offered with NO ONWARD CHAIN.

The property occupies a generous plot with two car driveway to the front and lawn, a superbly maintained large private rear south facing garden, plus garage and further driveway to the rear.

Internally, the property briefly comprises: entrance hallway, spacious front lounge, dining room, kitchen, conservatory, guest WC, landing, three well proportioned bedrooms and a modern family bathroom.

Other benefits include UPVC double glazing and gas central heating throughout.

It is situated in the village of Brownhills on the north side of the A5, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. 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 5 miles away.

RECEPTION HALL:
Entrance door, laminate flooring, ceiling light point, stairs to the first floor, radiator, doors to the guest WC and lounge.

LOUNGE:
14' 11'' x 13' 4'' (4.55m x 4.07m)
Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiators, window to the front and door to the dining room.

DINING ROOM:
8' 9'' x 10' 7'' (2.67m x 3.22m)
Carpeted flooring, ceiling light points, radiator, patio doors to the conservatory and door to the kitchen.

KITCHEN:
8' 10'' x 10' 7'' (2.69m x 3.22m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill plus 4 ring hob with extractor hood, tiled flooring, ceiling light point, radiator, window to the rear, door to the side, and under stairs storage cupboard with space to house a fridge-freezer.

CONSERVATORY:
Pitched poly-carbonate roof, with a UPVC frame set on a brick base, ceiling light and fan, fitted ceiling blinds, tiled flooring, French doors to the garden.

GUEST WC:
Suite comprising: low level WC, wash hand basin, tiled flooring, radiator, light point and window to the front.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:
11' 1'' x 13' 5'' (3.37m x 4.09m)
Fitted wardrobes and dressing units, carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:
11' 1'' x 10' 8'' (3.37m x 3.25m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:
6' 9'' x 10' 5'' (2.07m x 3.18m)
Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:
White suite comprising: bath with shower over, vanity cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, heated towel rail and window to rear.

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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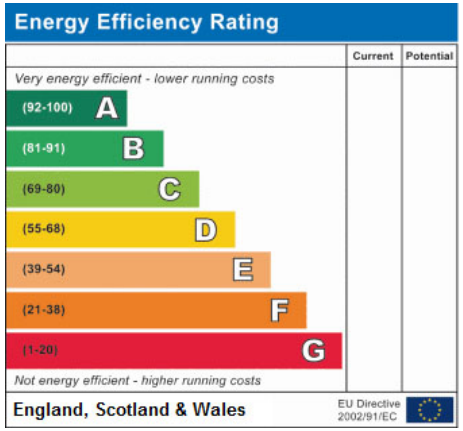

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