



4 Gillespie Close

, Lichfield, WS13 8SN

Offers over £300,000



Chase Owl are pleased to market this modern, well presented three bedroom detached home. Situated on a sought after development, within a quiet cul de sac location, being ideal for First Time Buyers or a young family. Entrance Hallway, Lounge, Breakfast Kitchen, Downstairs Cloakroom, Conservatory and Utility Room. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Driveway to Garage and Gardens to front and rear.



Entrance Hallway

Approached via composite front entrance door and having ceiling light point, radiator, tiled flooring and stairs to First Floor Landing. Door to Lounge.

Lounge 17'1" x 11'10" (5.21m x 3.61m)

Having marble feature fireplace with inset gas fire on hearth. Two ceiling light points, coving, radiators and upvc double glazed window to front aspect.

Breakfast Kitchen 15'3" x 10'8" (4.65m x 3.25m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over, integrated dishwasher, fridge and freezer. Two ceiling light points, radiator, tiled flooring, useful larder cupboard and upvc double glazed window to rear aspect. French upvc double glazed doors to Conservatory and door to Garage/Utility.

Downstairs Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and tiled flooring.

Conservatory 8'7" x 6'8" (2.62m x 2.03m)

Being constructed of brick base with upvc double glazed frame and having tiled flooring with door to Rear Garden.

Utility 8'3" x 6'6" (2.51m x 1.98m)

Accessed via the Garage and having wall and base mounted units with work surfaces over, incorporating stainless steel sink with mixer tap and drainer. Wall mounted combination boiler, space with plumbing for washing machine and further appliance space. Light point, tiled flooring and upvc double glazed window to rear aspect. Wooden door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard with shelving, loft access with ladder and being part boarded and upvc double glazed window to side aspect.

Master Bedroom 14'0" x 9'10" (4.27m x 3.00m)

Having ceiling light point, radiator, double built in wardrobes and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator, tiled flooring and upvc double glazed window to front aspect.

Bedroom Two 10'11" x 8'6" (3.33m x 2.59m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 10'10" x 6'6" (3.30m x 1.98m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Inset ceiling lights, extractor fan, radiator, part tiling to walls, tiled flooring and upvc double glazed window to side aspect.

Outside

The front of the property having a graveled fore garden with flower borders. A tarmacadam driveway to Garage with up and over door, having light, power and attic storage. A side gate allows access to the enclosed low maintenance Rear Garden having paved patio to graveled borders with shrub/flower borders, shed and outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

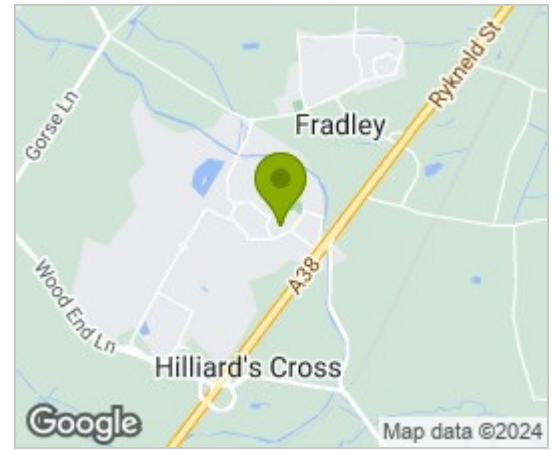
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

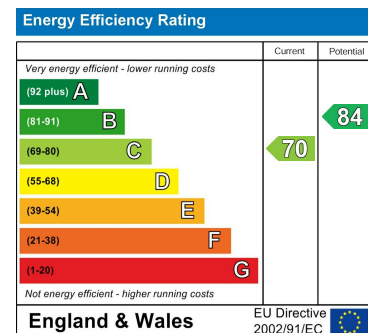
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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