



Highfields Road  
Chasetown

# Highfields Road Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home.

The property has been finished to a high standard throughout and offers generous living spaces, large rear garden and driveway with double garage.

The property is well placed to take full advantage of local shopping facilities, together with a range of further facilities including: doctors surgery, superstore, good local schooling, library 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.

The property is set over two floors; on the ground floor: reception hallway, lounge, open plan breakfast kitchen, dining room, conservatory, utility, office and guest W/C. On the first floor: four double bedrooms with en-suite to master and family bathroom. Externally the property offers: tarmac driveway with parking for several vehicles, double garage and large rear garden.





### **OPEN PLAN RECEPTION HALLWAY:**

Spacious hallway featuring: Steel clad front door, porcelain tiled flooring, ceiling light point, carpeted stairs to first floor, doors to lounge and the kitchen.

### **LOUNGE:**

12' 11" x 24' 0" (3.93m x 7.32m)  
Feature cast iron fireplace with fitted gas fire and solid stone surround, porcelain tiled flooring, coving, TV aerial point, ceiling light point, radiators, French doors to conservatory & dining room and bay window to front.

### **DINING ROOM:**

11' 7" x 11' 7" (3.54m x 3.54m)  
This open plan living space combines the kitchen and dining room to make a superb area for entertaining with the added benefit of the large bi folding patio doors giving easy access to the patio area and rear garden.

### **OPEN PLAN BREAKFAST KITCHEN:**

11' 7" x 11' 7" (3.53m x 3.52m)  
Range of high specification wall and base units incorporating cabinets, drawers and granite work surfaces, integrated self clean oven, microwave oven, warming draw, dishwasher, SMEG piano hob with modern extractor, fridge & freezer, integrated coffee machine, inset bowl sink and drainer with mono tap, granite kitchen island with breakfast bar, porcelain tiled flooring, recess spot lights, window to rear and open plan to utility.

### **CONSERVATORY:**

13' 2" x 12' 4" (4.01m x 3.77m)  
Polycarbonate Victorian pitched roof set on a brick base with UPVC frame, porcelain tiled flooring and French door opening to the patio.





**OFFICE:**

11' 7" x 9' 9" (3.53m x 2.97m)

Porcelain tiled flooring, ceiling light point, access to garage loft, window to side and door to garage.

**UTILITY:**

Modern fitted base units, granite work surfaces, space for washing machine and dryer, bowl sink with mono tap, porcelain, tiled flooring, window and door to garden.

**GUEST WC:**

8' 1" x 3' 5" (2.47m x 1.03m)

Suite comprising: low level WC, wash hand basin, cabinets, ceiling light points, porcelain tiled flooring and window to side.

**DOUBLE GARAGE:**

18' 1" x 16' 7" (5.52m x 5.06m)

Up and over electric front door, access to loft, light and electric points.

**MEZZANINE LANDING:**

Feature balustrade, carpeted flooring, ceiling light points, window to front, useful storage cupboard, doors off to four bedrooms and family bathroom.

**MASTER BEDROOM:**

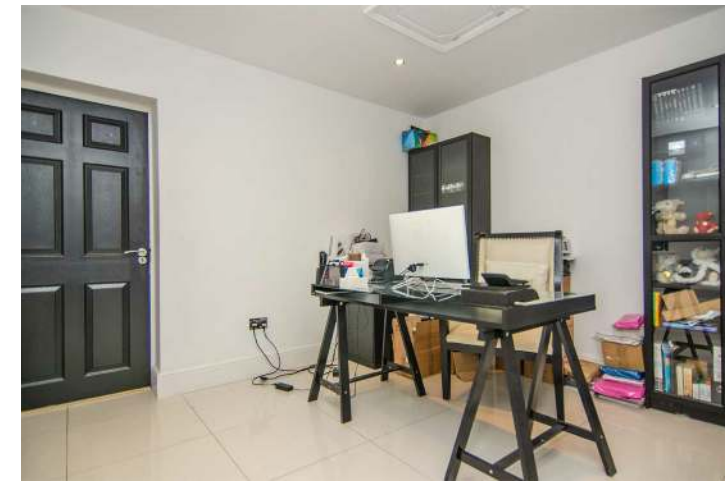
12' 12" x 9' 1" (3.95m x 2.76m)

Carpeted flooring, radiator, ceiling and wall light points, window to front and door to en-suite.

**EN-SUITE SHOWER ROOM:**

6' 1" x 11' 7" (1.86m x 3.54m)

Modern fitted suite comprising: walk in shower cubicle, low level WC, contemporary bowl sink, tiled flooring, recess ceiling spot lights and window to rear.





**BEDROOM TWO:**

11' 10" x 11' 9" (3.61m x 3.58m)

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

**BEDROOM THREE:**

11' 10" x 12' 2" (3.6m x 3.72m)

Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM FOUR/DRESSING ROOM:**

11' 9" x 12' 0" (3.57m x 3.67m)

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

**FAMILY BATHROOM:**

High specification contemporary suite comprising: free standing bath with free standing shower mixer, separate walk in shower cubicle, wash hand basin, low level W/C with push button flush, partial wall tiling, tiled flooring, recess ceiling light points and window to rear.

**EXTERNALLY:**

At the front is a tarmac driveway with parking for several vehicles which leads to the front entrance door and garage. The large private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining leading to lawn, various trees, shrubs and flowerbeds.

**TENURE:**

The property is freehold.

**VIEWING:**

Contact us on 01543 889410 to arrange a viewing or for more information.



## Ground Floor



## First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

