

Lovett & Co.
estate agents
01543 889 410
FOR SALE
www.lovettco.co.uk

High Street
Chase Terrace

High Street Chase Terrace



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom detached home which offers flexible living and sleeping accommodation with further potential to extend to the side or rear (subject to planning).

The property briefly comprises: entrance hallway, lounge with opening to the rear dining area and kitchen, utility and WC, further sitting room/bedroom, landing, two double bedrooms and a modern fitted family bathroom.

Externally there is private driveway with parking for at least four vehicles plus a large private south facing rear garden with patio and lawn areas ideal for entertaining.

Other benefits include: new fitted UPVC windows and Worcester Bosch combi' boiler providing hot water and central heating throughout.

It 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, 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.

RECEPTION HALL:

Composite entrance door, matt carpet flooring, ceiling light point, doors to the lounge and sitting room/bedroom.

LOUNGE:

11' 9" x 11' 10" (3.57m x 3.60m)

Space for a feature fireplace, bespoke fitted shelving and cabinets with power sockets, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, window to the front, under stairs store cupboard and opening to the kitchen-diner.

KITCHEN-DINER:

10' 6" x 9' 2" (3.20m x 2.80m)

Charles Rennie Mackintosh oak kitchen comprising wall and base units with cabinets, drawers and work surfaces, inset 1 ½ bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor fan, integrated fridge, tiled flooring, ceiling spot lights, window to side, door to the utility and open plan to the dining area.

DINING AREA:

Superb entertaining space with French doors leading to the rear garden, tiled flooring, ceiling light point and radiator.

SITTING ROOM / BEDROOM:

10' 4" x 14' 0" into bay (3.15m x 4.26m)

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

UTILITY:

Tiled flooring, spot light, wall mounted Worcester Bosch combi' boiler, space and plumbing for a washing machine, window to side and door to the WC.

GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, spot light, tiled flooring and extractor fan.

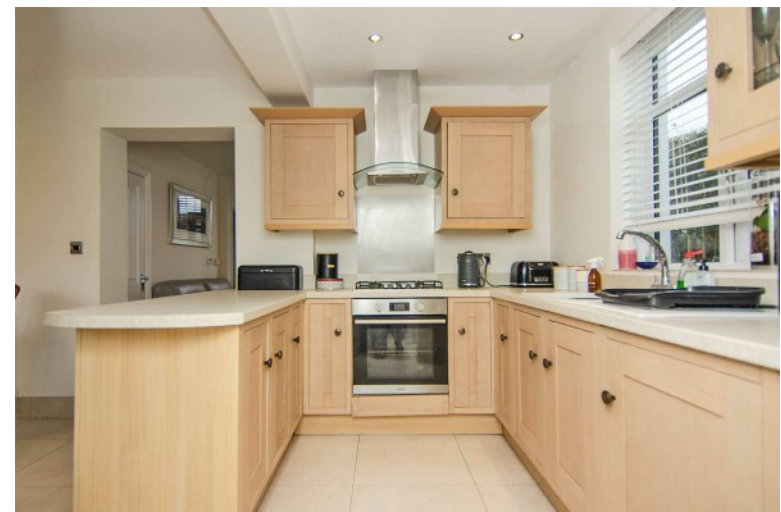
FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to two bedrooms and the family bathroom.

BEDROOM ONE:

10' 4" x 14' 5" into bay (3.15m x 4.39m)

Carpeted flooring, radiator, ceiling light point, ample space for wardrobes and dressing tables, bay window to the front.





BEDROOM TWO:

11' 10" x 9' 1" (3.61m x 2.77m)

Built in cupboard with loft access hatch, carpeted flooring, ceiling light point, radiator, space for wardrobes and window to the front.

FAMILY BATHROOM:

5' 9" x 9' 1" (1.75m x 2.76m)

Modern fitted white suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail, extractor fan and window to rear.

EXTERNALLY:

At the front is a block paved driveway with parking for at least four vehicles which leads to the front entrance door, with hedged front border offering lots of privacy from the roadside. The large south facing private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, side gravel area with further sitting area and bin store, large lawn ideal for families and pets to play as well



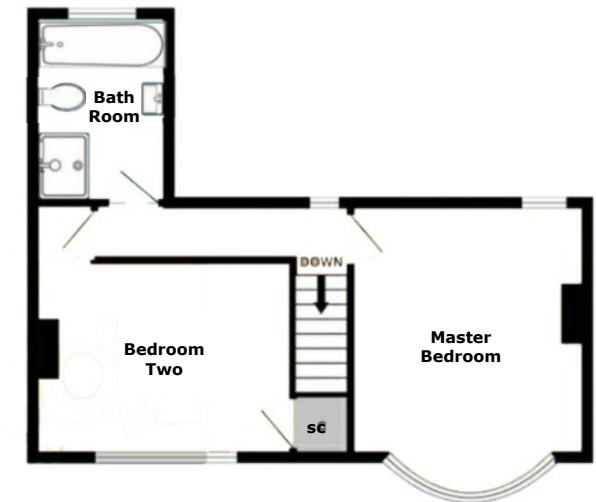
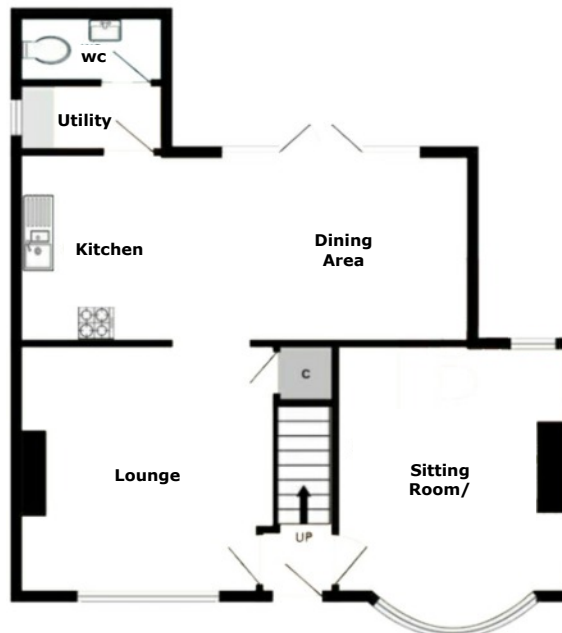
as various trees, shrubs and flowerbeds. The summer house is available for a separate negotiation.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

