



Chadswell Heights  
Lichfield

# Chadswell Heights Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom semi-detached family home with impressive extension to the side.

The property briefly comprises: entrance hallway, lounge with opening to the diner, large breakfast-kitchen, landing, four bedrooms (three doubles and a single) plus family bathroom and en-suite to the master bedroom.

Externally there is a block paved driveway offering parking for at least two cars plus a garage store area and private rear garden with patio and lawn areas.

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

The property is situated in a on well established residential estate just off Eastern Avenue which benefits from being within easy reach of Lichfield City centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for access to good local schooling, supermarkets, convenience stores and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available with Trent Valley Station just a 10 minute walk away.

## **RECEPTION HALL:**

UPVC entrance door from the undercover porch area, carpeted flooring, ceiling light point, stairs to first floor and French doors to the lounge.

## **LOUNGE:**

12' 8" x 13' 7" (3.85m x 4.14m)  
Feature fireplace with space for an electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light point, under stairs store cupboard, opening to the rear dining area.

## **DINING ROOM:**

8' 4" x 10' 5" (2.53m x 3.17m)  
Carpeted flooring, ceiling light points, radiator, windows to rear and door to the kitchen.

## **LARGE BREAKFAST KITCHEN:**

20' 3" x 10' 4" (6.16m x 3.15m)  
Range of matching modern fitted wall and base units incorporating display cabinets, cupboard, drawers and work surfaces with breakfast bar, inset bowl sink and drainer with mono tap, space for a range cooker with extractor hood, further space for an American fridge-freezer, integrated dishwasher and washing machine, ceiling light points and countertop lighting, laminate flooring, radiator, windows to the side and rear plus UPVC door to the garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the loft space.

## **BEDROOM ONE:**

12' 1" x 17' 2" (3.69m x 5.23m)  
Carpeted flooring, radiator, ceiling light point, dormer style window to the front, dressing area with further window to the rear and door to the en-suite.





**EN-SUITE SHOWER ROOM:**

Modern fitted suite comprising: walk in shower cubicle, vanity unit with cabinet wash hand basin, low level WC, laminate flooring, light point, towel rail and window to the rear.

**BEDROOM TWO:**

8' 10" x 13' 0" (2.69m x 3.95m)  
Fitted wardrobes, carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

9' 4" x 9' 2" (2.85m x 2.80m)  
Built in airing cupboard, carpeted flooring, radiator, light point and window to rear.

**BEDROOM FOUR:**

6' 9" x 10' 3" (2.05m x 3.12m)  
Built in cupboard, carpeted flooring, radiator, light point and window to front.

**FAMILY BATHROOM:**

White suite comprising: p shaped bath with shower over, pedestal wash hand basin, low



level W/C, vinyl flooring, ceiling light, towel rail and window to rear.

**GARAGE STORE:**

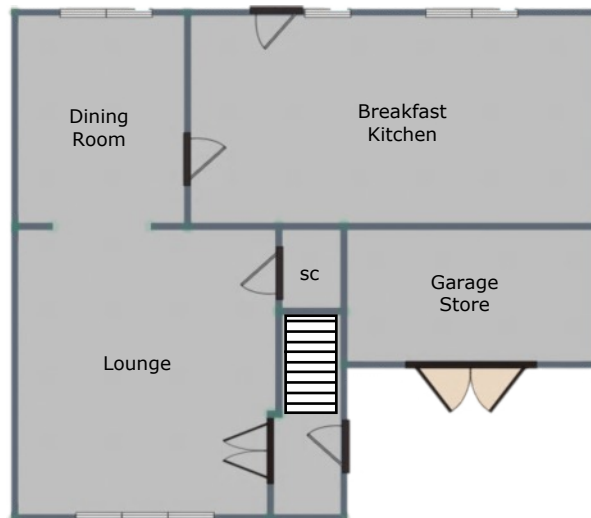
12' 1" x 6' 6" (3.69m x 1.98m)  
Split opening front door, light and electric sockets.

**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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# EXAMPLE