



School Lane
ChaseTerrace, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale, this well presented and superbly maintained, three bedroom semi-detached family home, set on a generous plot with woodland to the rear.

The property offers a large front drive which provides ample off road parking and a beautifully designed, private rear garden which is not overlooked and enjoys direct gated access to woodland and playing fields to the rear.

Internally the property features a substantial open plan lounge diner ideal for entertaining. There is also a good sized modern fitted kitchen, entrance hall and integral garage. Upstairs is the exceptionally large master bedroom plus two further well proportioned bedrooms, landing area and bathroom.

The property benefits from UPVC double glazing and central heating through out.

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:

Front entrance door, laminate flooring, ceiling light point, radiator, useful storage cupboard, carpeted stairs to first floor accommodation and doors to kitchen and lounge-diner.

LOUNGE-DINER:

19'9 x 15'8 (6.02m x 4.77m)

Feature contemporary pebble effect electric fire fitted with surround, carpeted flooring, wall lights, three ceiling lights, two windows to the side, three radiators and then the dining area has laminate flooring, window and patio doors that open out into the rear garden.

KITCHEN:

11'7 x 7'6 (3.53m x 2.29m)

Range of wall mounted and base units, roll top preparation surfaces, inset sink and drainer, space for a cooker with a stainless steel extractor hood over, space and plumbing for an automatic washing machine, space for a fridge, splash back tiling, breakfast bar, tiled flooring, recessed spot lighting, radiator, window to front, under cabinet lighting and a door into the garage.

INTEGRAL GARAGE:

17'2 x 8' (5.23m x 2.44m)

Side hinged metal door, lighting, power and a door that leads into the kitchen.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

15'9 x 11' (4.80m x 3.35m)

carpeted flooring, radiator, ceiling light point, useful storage cupboard and two windows to rear.

BEDROOM TWO:

10'3 x 8'4 (3.12m x 2.54m)

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





BEDROOM THREE:

9'8 x 7'2 (2.95m x 2.18m)

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

FAMILY BATHROOM:

White suite comprising: corner shower cubicle with a mains shower over, low level flush w/c, wash hand basin set into a vanity unit, recessed spot lights, chrome heated towel rail, tiled flooring and walls plus window to the side. .

EXTERNALLY:

At the front is a tarmac drive with parking for several vehicles which leads to the front entrance door and garage. The private rear garden is

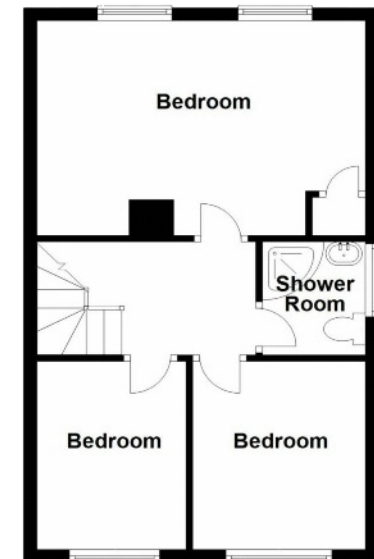
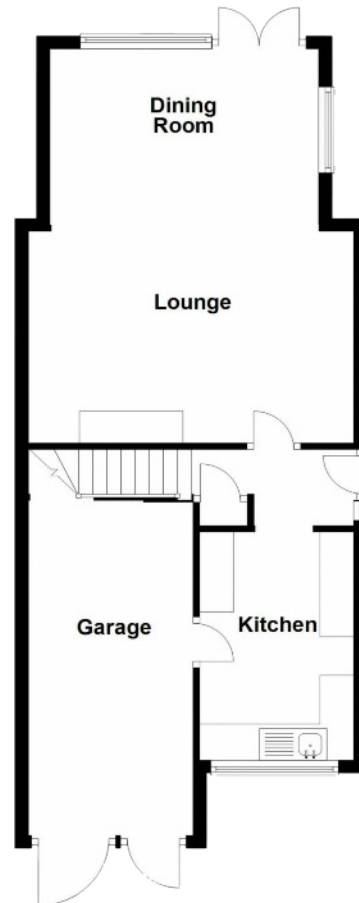
enclosed by fenced borders with gated side access and features; patio area lawn with attractive planted borders, feature fish pond, pathway that leads to a rear patio having room for a shed and greenhouse, gated access to playing field to the rear and to the front.

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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