



Chase Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom property situated in a well established residential area of Burntwood being offered with NO ONWARD CHAIN.

The deceptively spacious property boasts a rear ground floor extension as well as converted garage which offers a study area and shower room.

The property briefly comprises: entrance porch, kitchen, lounge, extended rear sitting/dining room, study and ground floor shower room, landing, three bedrooms and a modern bathroom.

Externally there is a private driveway with parking for at least two cars plus a low maintenance patio garden which collects the sun throughout the day plus metal storage shed.

The property is well placed to take full advantage of local shopping facilities on the High Street and Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities in Burntwood. 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.

PORCH:

UPVC entrance door, spot lights, further UPVC door into the kitchen.

KITCHEN:

2.33m x 3.70m (8' 2" x 11' 6")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob, space for a fridge-freezer and washing machine, vinyl flooring and light points, window to the front and door to the lounge.

LOUNGE:

5.40m x 3.80m (17' 9" x 12' 6")

Laminate flooring, ceiling light points, radiator, stairs to the first floor, opening to the extended rear reception room.

EXTENDED DINING/SITTING AREA:

5.00m x 2.30m (16' 5" x 7' 7")

Laminate flooring, ceiling light points, radiator, window and French doors to the garden.

STUDY:

2.70m x 2.20m (8' 10" x 7' 3")

Laminate flooring, light point and doors into the kitchen and shower room.

SHOWER ROOM:

Suite comprising: shower cubicle, wash hand basin, low level WC, laminate flooring, radiator, tiled splash-back, window to front and ceiling light point.

FIRST FLOOR LANDING:

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





BEDROOM ONE:

3.60m x 3.40m (11' 10" x 11' 2")
Carpeted flooring, radiator, ceiling light point and window to the rear.

BEDROOM TWO:

3.40m x 3.00m (11' 2" x 9' 10")
Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

2.70m x 2.00m (8' 10" x 6' 7")
Carpeted flooring, ceiling light point, radiator and window to the front.



FAMILY BATHROOM:

White suite comprising: p shaped bath with electric shower over, wash hand basin, low level W/C, wall tiling, light point, radiator and window to front.

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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