

Willet Avenue  
Chasetown, Burntwood



# Willet Avenue Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented two bedroom end terrace house set on a peaceful sought after cul-de-sac.

On the ground floor there is a bright and airy lounge-diner to the rear, modern fitted kitchen, guest w/c, and spacious welcoming reception hallway. Upstairs you'll find two double bedrooms, landing area and a superb new modern fitted bathroom.

Externally the property offers a low maintenance private rear garden as well as a allocated parking for one car to the rear.

The property is located in Chasetown, Burntwood and 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.

The property benefits from UPVC double glazing, part boarded loft, a regularly serviced boiler and central heating through out.

## RECEPTION HALL:

UPVC front entrance door, carpeted stairs to first floor accommodation, laminate flooring,

ceiling light point, doors to lounge, guest w/c and kitchen.

## MODERN FITTED KITCHEN:

6' 6" x 9' 8" (1.99m x 2.94m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, tiled splash backs, wall mounted boiler, ceiling light point, space & plumbing for washing machine, fridge/freezer and window to front.

## LOUNGE:

5'5 x 11'5 (4.69m x 3.43m)

Laminate flooring, TV & phone sockets, ceiling light points, radiator, storage cupboard, bay window to side and door to rear garden.

## GUEST W/C:

Suite comprising: w/c, wash hand basin, vinyl flooring, radiator and ceiling light point.

## FIRST FLOOR LANDING:

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

## MASTER BEDROOM:

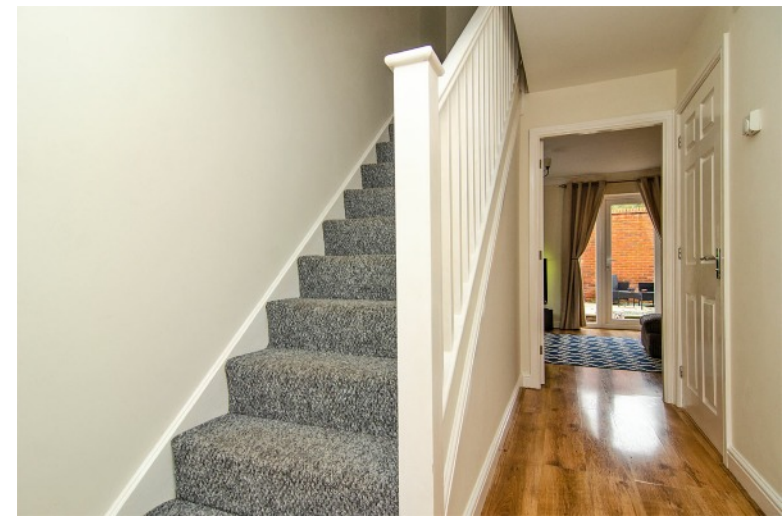
13'2 x 8'3 (4.02m x 2.51m)

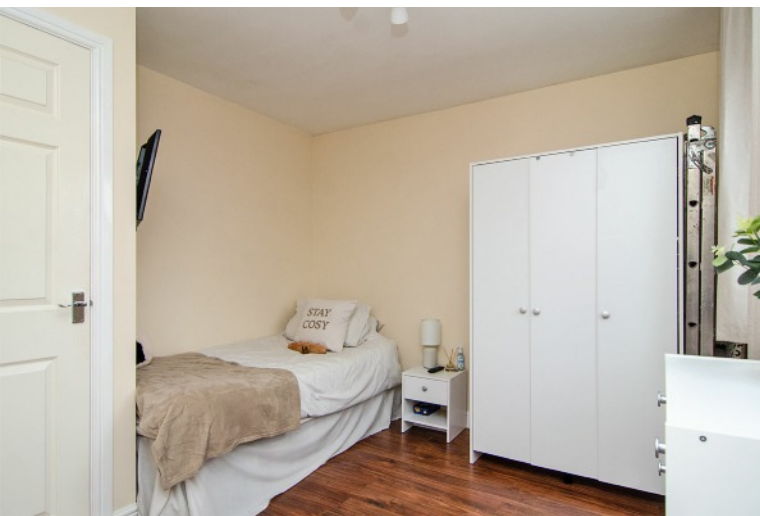
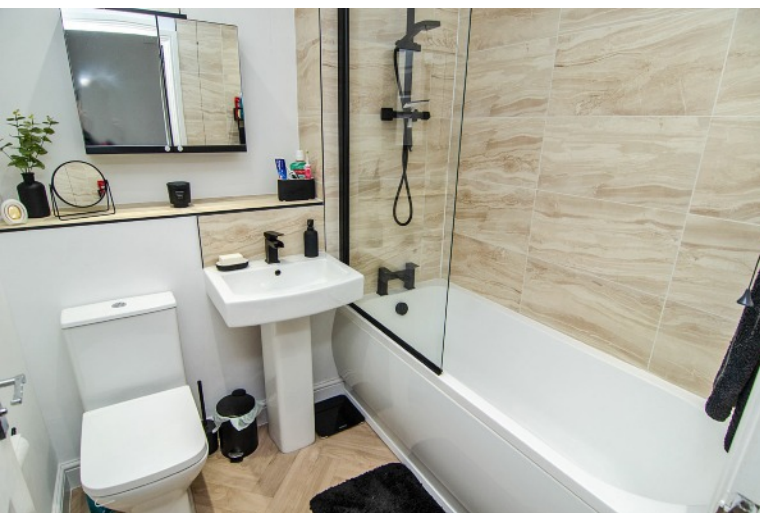
Carpeted flooring, ceiling light point, radiator and two windows to rear.

## BEDROOM TWO:

13'3 x 10' (4.04m x 3.06m)

Laminate flooring, storage cupboard, radiator, ceiling light point and two window to front.





### **FAMILY BATHROOM:**

Suite comprising: bath with shower over and screen, pedestal wash hand basin, W/C, wall tiling, laminate flooring and ceiling light point.

### **VIEWING:**

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

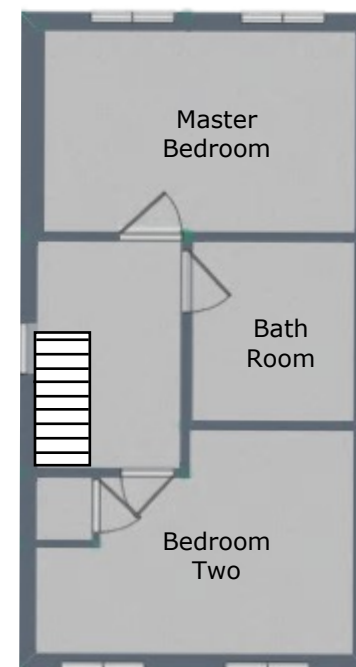
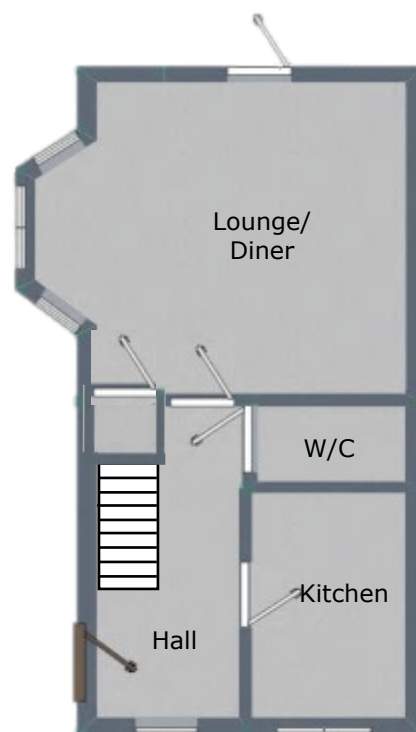
### **TENURE:**

The property is freehold.

### **NOTES:**

Please note there is a service charge of £17 pcm for maintenance of development.

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