



Church Street  
Chasetown, Burntwood



# Church Street Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this charming four bedroom character property set over three stories.

The delightful property is filled with charm, character and outstanding features including: high ceilings, original fireplaces, spacious reception rooms and bedrooms, two shower rooms plus family bathroom, superb new modern fitted kitchen, good sized private rear garden, useful cellar and parking area to the rear of the property with space for two cars as well as on road parking.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore 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 has three floors; on the ground floor: reception hallway, lounge, dining room with access to cellar, kitchen, large pantry, shower room and utility. On the first floor: three bedrooms and family bathroom. On the second floor: bedroom with shower room. The property benefits from a new patio area and fence in the garden, new windows in the kitchen, utility and guest w/c and a new boiler providing central heating through out.

## RECEPTION HALL:

Wooden front entrance door, quarry tiled flooring, ceiling light point, stairs to first floor accommodation and doors to dining room and lounge.

## LOUNGE:

12' 0" x 13' 0" (3.66m x 3.95m)

Feature open grate fireplace with tiled inset and black wooden surround, wooden flooring, TV & phone sockets, ceiling light point, radiator, bi-folding doors to the dining room and window to front.

## DINING ROOM:

12' 8" x 12' 0" (3.85m x 3.65m)

Feature fireplace with fitted log burner and brick surround, wooden flooring, ceiling light point, radiator, door to cellar, window to rear and door to kitchen.

## CELLAR:

8' 0" x 12' 5" (2.45m x 3.78m)

Wooden flooring, light points and hatch/window to rear courtyard.

## KITCHEN:

7' 11" x 12' 0" (2.41m x 3.65m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven, American fridge-freezer and dishwasher, wooden flooring, ceiling light point, window to side and doorway to utility with space for washing machine and dryer, window to side and door to shower room.

## GROUND FLOOR SHOWER ROOM:

White suite comprising: shower cubicle, w/c, wash hand basin, tiled walls, recessed spot lighting, radiator and window to rear.

## STORAGE:

Space for washing machine and door to side of property.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and stairs to second floor bedroom.

## MASTER BEDROOM:

15' 11" x 13' 0" (4.86m x 3.95m)

Feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to front.

## BEDROOM TWO:

8' 11" x 12' 0" (2.73m x 3.67m)

Feature cast iron fireplace, carpeted flooring, radiator, ceiling light point, fitted wardrobe and window to rear.





### BEDROOM THREE:

7' 11" x 11' 11" (2.42m x 3.63m)

Carpeted flooring, window to side, ceiling light points, radiator and door to bathroom.

### FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, shower cubicle, w/c, tiled flooring, recessed spot lighting, heated towel rail and window to rear.

### BEDROOM FOUR:

7' 11" x 11' 11" (2.42m x 3.63m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator, window to rear & velux window to front and door to shower room.

### SHOWER ROOM:

White suite comprising: walk in shower cubicle, wash hand basin, w/c, shaving point, recessed spot lighting, radiator and velux window to rear.



### EXTERNALLY:

The good sized private rear garden is enclosed by fenced borders with gated side access and features; court yard area ideal for entertaining, lawn, decorative paved area, gravel areas, various plants and shrubs. The property also benefits from a parking area to the rear of the property with space for two cars as well as on road parking.

### VIEWING:

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

### DISCLAIMER:

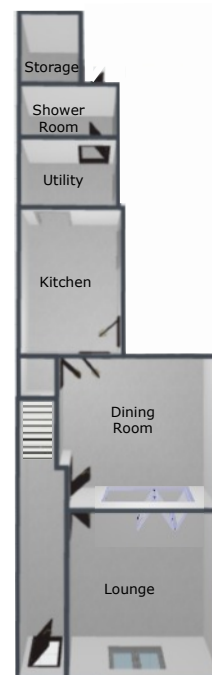
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Cellar

Ground Floor

First Floor

Second Floor



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