



Chapel Avenue  
Brownhills

# Chapel Avenue Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house.

Set in a popular residential area just a short walk away from Chasewater, the property features a spacious lounge and separate dining room, extended breakfast kitchen, separate utility, side lobby, convenient guest w/c and welcoming reception hallway on the ground floor. Furthermore the property offers two good sized double bedrooms plus a further single bedroom and family bathroom on the first floor.

Externally there is a good sized private rear garden with lawn, patio area and useful soundproofed outbuilding previously used as a studio and equipped with lighting and power, perfect for use as an office, gym, or even a business space. To the front is a driveway with ample parking.

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

It is situated in the village of Brownhills, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. 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 5 miles away.

## RECEPTION HALL:

Accessed via the porch and featuring: front entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to lounge, dining room and kitchen.

## DINING ROOM:

13' 5" x 10' 10" (4.1m x 3.3m)  
Carpeted flooring, TV & phone sockets, coving, ceiling light point, radiator and bay window to front.

## LOUNGE:

21' 8" x 10' 10" (6.60m x 3.30m)  
Feature fireplace, carpeted flooring, coving, TV & phone sockets ceiling and wall light point and patio doors to the rear garden.

## BREAKFAST KITCHEN:

18' 4" x 7' 7" (5.6m x 2.3m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven and fridge-freezer, tiled flooring, window to rear and to lounge, door to lobby with further doors to utility and vestibule with doors to guest w/c and rear garden.

## UTILITY:

13' 5" x 9' 2" (4.1m x 2.8m)  
Base units, inset sink and drainer, strip lighting, space and plumbing for appliances.

## FIRST FLOOR LANDING:

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

## MASTER BEDROOM:

11' 2" x 10' 2" (3.4m x 3.1m)  
Fitted wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.

## BEDROOM TWO:

11' 2" x 10' 2" (3.4m x 3.1m)  
Fitted Wardrobes and desk, carpeted flooring, radiator, ceiling light point and window to rear.





**BEDROOM THREE:**

7' 7" x 6' 7" (2.3m x 2.0m)

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

**FAMILY BATHROOM:**

White suite comprising: bath with shower attachment, pedestal wash hand basin, W/C, tiled walls, carpeted flooring, extractor, ceiling light point and opaque window to rear.

**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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