



Shute Hill
Chorley

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, three bedroom detached house with an additional, superb two bedroom detached annexe property, set on an extensive plot within idyllic countryside surroundings.

The annexe property is perfect for elderly relatives, extended family, or even as an Airbnb to earn an additional income.

The main property briefly comprises: spacious living room, family room, dining room, generously sized inviting entrance hall, fitted kitchen, shower room, bedroom and guest w/c on the ground floor. Upstairs are two further bedrooms with en-suite to the master.

The annexe property briefly comprises: open plan kitchen-diner, living room, utility, store and guest w/c on the ground floor. Upstairs are two bedrooms and bathroom.

To the front of the property is a generous sized, secure electric gated driveway with ample parking complimented by a lawn with paved patio area and hedged borders that provide additional privacy. Wooden gates connect the two properties, allowing easy access to the rear garden. The sizeable garden offers a high level of privacy and is mainly covered in lawn, complemented by several slab-paved patio areas around the edges, perfect for entertaining. Additionally, there are gravel beds, mature shrub borders, and external water points for convenience.

It is situated in the highly sought after, rural village of Chorley with two local pubs within walking distance (Malt Shovel is over the road, and the Nelson, one of the more popular pubs in the area is on the other side of the village) and to top it off you have Cannock Chase AONB on your doorstep





too. There is also easy access to both Burntwood & Lichfield City centres with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station. According to the Staffordshire Schools website, the secondary school for this home is Friary High School and has a school bus service leading directly to the school. The primary school in the catchment area is St James Primary School, is in the village of Longdon, just a short drive away.

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

MAIN PROPERTY:

RECEPTION HALL:

Accessed via the front porch and featuring: carpeted flooring, coving, ceiling light point, radiator with decorative cover, stairs to first floor accommodation and doors to dining room, shower room, bedroom and living room.

KITCHEN:

2.83m x 4.37m (9'3" x 14'4")
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven, an integrated microwave, and a four-ring electric hob with an extractor hood above. There is also room for several extra appliances. The space features a radiator, recessed ceiling spotlights, UPVC double-glazed windows facing the front and side, and tiled flooring.

REAR HALL:

Large integrated storage cabinet with lighting, power, shelving, and window to rear, tiled flooring, ceiling light point, doors to guest w/c and side of property.

DINING ROOM:

3.6m x 3.44m (11'9" x 11'3")
Carpeted flooring, coving, ceiling light point, radiator, door to kitchen, French doors to family room and rear garden.



FAMILY ROOM:

3.53m x 4.36m (11'6" x 14'3")

Feature ornamental fireplace surround, carpeted flooring, coving, ceiling and wall light points, radiator and window to front.

LIVING ROOM:

4.42m x 6.24m (14'6" x 20'5")

Feature Inglenook fireplace with fitted open-grate fire set upon a raised hearth with Adams surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator, two windows to side and bay window to front.

BEDROOM THREE:

3.51m x 3.3m (11'6" x 10'9")

Built in wardrobe, carpeted flooring, window to rear, coving, ceiling light point and radiator with decorative cover.

SHOWER ROOM:

Suite comprising: low-level w/c, integrated wash hand basin, shower enclosure with a rainfall shower and separate showerhead attachment, bidet, chrome heated towel rail, tiled walls and flooring, window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to twp bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

3.51m x 2.99m (11'6" x 9'9")

Built in wardrobe and storage cupboard, carpeted flooring, radiator, ceiling light point, access to loft, door to en-suite and window to rear.

EN-SUITE:

White suite comprising: low-level flush w/c, a pedestal sink with a chrome mixer tap, panelled bathtub, tiled walls and flooring, ceiling light point and an additional loft access hatch.

BEDROOM TWO:

3.84m x 2.98m (12'7" x 9'9")

Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to side and pedestal wash hand basin.





DETACHED ANNEXE PROPERTY:

OPEN PLAN KITCHEN-DINER:

2.83m x 4.37m (9'3" x 14'4")

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Lofra electric oven with five ring LPG gas hob and extractor hood, space for appliances, recessed ceiling spotlights, tiled flooring, radiator with decorative cover, dining area, staircase leading up to the first floor accommodation, French doors and stable door to garden, doors to living room and store.

LIVING ROOM:

3.6m x 3.44m (11'9" x 11'3")

Feature fireplace with Minster surround, carpeted flooring, ceiling and wall light points, radiator with decorative cover and two windows to side.

UTILITY:

Matching base cabinets and wall units, with inset one and a half bowl sink with mixer tap, tiled flooring doorway to guest WC.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, doors to bedroom and bathroom.

MASTER BEDROOM:

3.51m x 2.99m (11'6" x 9'9")

Storage cupboard, carpeted flooring, radiator, ceiling light point, windows to front and side.

BEDROOM TWO:

3.84m x 2.98m (12'7" x 9'9")

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

BATHROOM:

White suite comprising: low-level flush w/c, freestanding roll-top claw foot bathtub, radiator, built-in storage units, tiled-effect flooring, ceiling light point, window to side and internal glass block window to landing.



VIEWING:

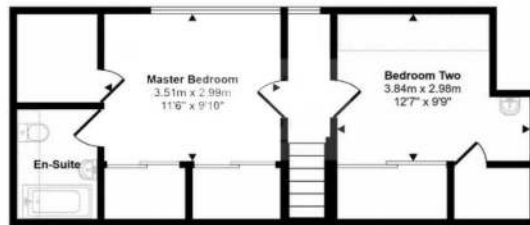
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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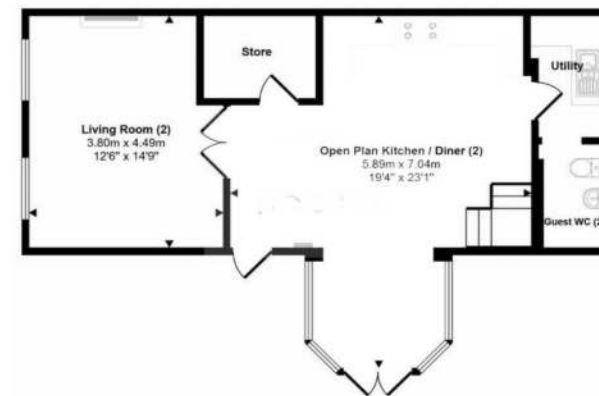
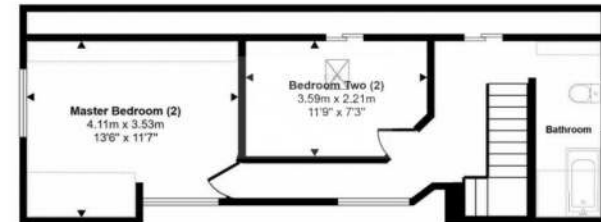
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Main Property



Annexe Property



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

