

Church Walk  
Chasetown



# Church Walk Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom family home situated towards the end of a quiet & sought after cul-de-sac.

The property offers spacious living & sleeping accommodation set over three storeys which briefly comprises: entrance hallway, spacious lounge-diner, modern kitchen with utility area, conservatory, ground floor WC, landing, three double bedrooms and family bathroom, plus top floor master bedroom with en-suite.

Furthermore, there is a garage with attic storage space and parking, plus front and rear gardens. The low maintenance rear garden features a patio area ideal for entertaining guests.

It 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, library 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.

## RECEPTION HALL:

Front entrance door, ceiling light point, radiator, useful storage cupboard, carpeted stairs to first floor accommodation, doors to guest w/c, kitchen and double doors to the lounge-diner.

## OPEN PLAN LOUNGE-DINER:

23' 4 x 12' 9 max (7.11m x 3.89m)

Feature fireplace, coving, TV & phone sockets, ceiling light points, dining area with space for table & chairs, window to front and French doors to the conservatory.

## MODERN FITTED KITCHEN:

11' 3 x 9' 6 (3.43m x 2.90m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring hob with extractor hood, tiled splash backs, tiled flooring, recessed ceiling spot lights, space for fridge freezer, radiator, window to rear and door to utility.

## CONSERVATORY:

Pitched poly-carbonate roof with UPVC frame set on a brick base, tiled flooring and French doors to the rear garden.

## UTILITY:

Work surface, pace and plumbing for washing machine, and dishwasher, wall mounted boiler and door to rear garden.

## GUEST W/C:

White suite comprising: wash hand basin, low level, ceiling light point, radiator and window to the rear.

## FIRST FLOOR LANDING:

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

## BEDROOM TWO:

13' 2 x 10' 8 (4.01m x 3.25m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

## BEDROOM THREE:

10' 0 x 9' 11 (3.05m x 3.02m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

## BEDROOM FOUR:

9' 10 x 9' 8 (3.00m x 2.95m)

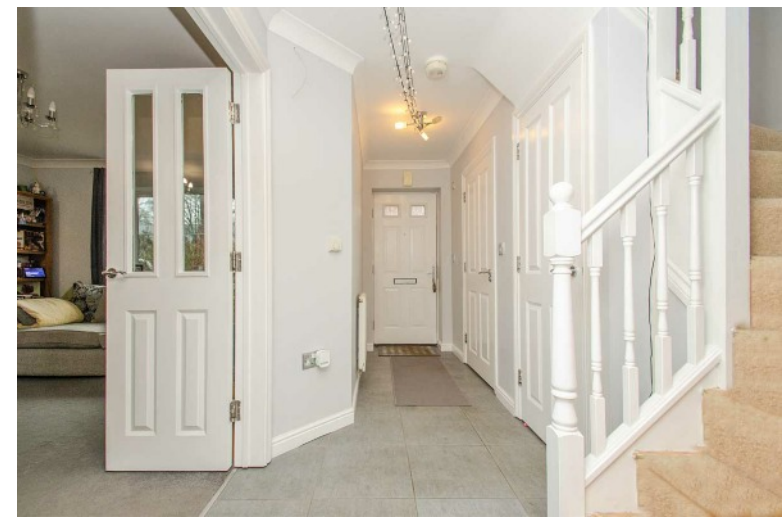
Carpeted flooring, window to rear, ceiling light point and radiator.

## MODERN FAMILY BATHROOM:

White suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low level w/c, tiled walls and flooring, ceiling light point and opaque window to front.

## SECOND FLOOR LANDING:

Carpeted flooring, walk-in storage cupboard with light point, airing cupboard and door to master bedroom.





### MASTER BEDROOM:

19' 6 x 12' 5 (5.94m x 3.78m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, windows to front, sky light to rear and door to shower room.

### MODERN EN-SUITE SHOWER ROOM:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, part wall tiling, sky light and recessed spot lights.

### 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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