
Lovett &Co.
estate agents
Chase Road
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented three bedroom semi-detached family home which occupies a generous corner plot.

The accommodation briefly comprises: porch, hallway, spacious open plan lounge and dining room, rear conservatory, kitchen, utility room with shower, store room, guest WC and garage. The landing leads to the three well proportioned bedrooms and family bathroom.

Externally, there is a gated driveway with parking for at least four cars to the front, plus a west facing rear garden which collects the sun throughout the day and features: block paved patio area, lawn, mature planted borders, as well as large shed with electrics.

Furthermore there is land to the side of the property, maintained by the current owners (but not owned by the property).

Other benefits include: new UPVC windows (2026), Worcestor Bosch boiler fitted in 2018, professionally installed CCTV system, plus a part boarded attic space with pull down ladder.

It is situated in the village of Brownhills, just a few minutes 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 entrance porch it features: entrance door, laminate flooring, ceiling light point, radiator, stairs to the first floor, doors to the lounge-diner, kitchen and guest WC.

LOUNGE:
11' 8'' x 11' 5'' (3.56m x 3.47m)
Feature fireplace with fitted gas fire, laminate flooring, radiator, ceiling light point, bay window to the front, opening to the dining room.













DINING ROOM:
11' 8'' x 12' 10'' (3.56m x 3.92m)
Laminate flooring, ceiling light points, radiator and patio doors to the conservatory.

CONSERVATORY:
11' 10'' x 7' 6'' (3.60m x 2.29m)
Poly-carbonate roof with UPVC frame set on brick base, laminate flooring, light and fan, French doors to the garden.

KITCHEN:
7' 5'' x 9' 10'' (2.27m x 3.00m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, vinyl flooring, window to the rear, door to the utility room.

UTILITY WITH SHOWER:
5' 11'' x 10' 10'' (1.81m x 3.29m)
Fitted work tops plus sink and drainer with tap, space for white goods such as fridge freezer, washing machine, dryer or dishwasher, fitted shower cubicle, door to the rear garden and door to the store room leading to the garage.

STORE AND GARAGE:
7' 3'' x 15' 1'' (2.22m x 4.60m)
Spilt opening metal front door, light points, partition and door to the store area, and further door to the utility room.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, window to the side, loft access hatch, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:
11' 9'' x 15' 1'' into bay (3.57m x 4.61m)
Laminate flooring, ceiling light point, radiator, bay window to the front.

BEDROOM TWO:
11' 9'' x 13' 0'' (3.57m x 3.95m)
Laminate flooring, ceiling light point, radiator, window to rear.

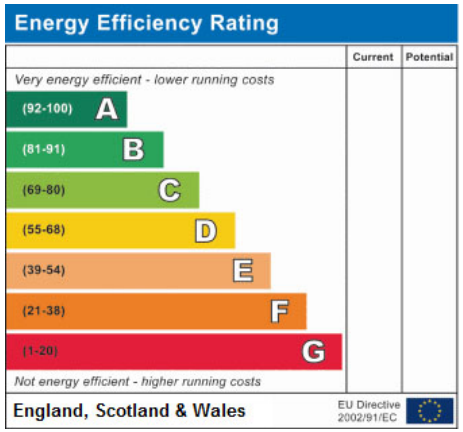
BEDROOM THREE:
7' 5'' x 9' 9'' (2.27m x 2.98m)
Laminate flooring, ceiling light point, radiator and window to the rear.

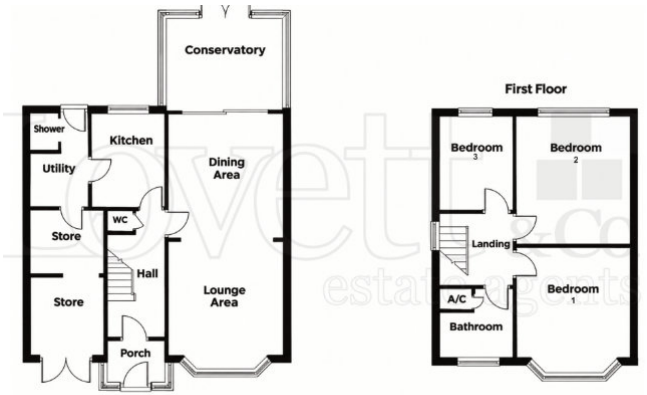












FAMILY BATHROOM:
White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, extractor and window to front. The cupboard houses the boiler.

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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