



**Chaselands
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two-bedroom end-terraced home, finished to a modern standard throughout. Situated within a quiet, private cul-de-sac of just a handful of houses, the property is conveniently located near Chasewater Country Park.

Ideal for first-time buyers, investors or those looking to downsize, the accommodation comprises a welcoming lounge, kitchen-diner, two good-sized bedrooms and a modern shower room fitted in 2024. The property also benefits from UPVC double glazing and gas central heating.

Outside, the large private rear garden is not overlooked, offering an ideal space for relaxing and entertaining. To the front, the property enjoys an open outlook with no houses directly overlooking it, along with a driveway and additional residents' parking.

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, 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:

UPVC double glazed front door, laminate flooring, light point, carpeted stairs to first floor and door to lounge.

LOUNGE:

14' 6" x 9' 7" (4.43m x 2.91m)

Laminate flooring, ceiling light point, radiator, window to front, opening to the kitchen diner and door to under stairs storage cupboard.

NEW FITTED KITCHEN/DINER:

12' 7" x 9' 1" (3.83m x 2.78m)

Range of matching wall and base units incorporating cupboards, drawers and roll top work surfaces; inset bowl sink and drainer with mixer tap; integrated oven and gas hob with extractor hood, tiled splash backs, space for further appliances, tiled flooring, recessed spot lights, wall mounted boiler, French doors and windows to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access point, doors off to two bedrooms and modern family bathroom.

MASTER BEDROOM:

12' 7" x 11' 5" (3.84m x 3.48m)

Built-in cupboard, laminate flooring, ceiling light point with fan, radiator and two windows to front.

BEDROOM TWO:

9' 9" x 6' 3" (2.97m x 1.90m)

Carpeted flooring, ceiling light point, built in wardrobe and window to rear.

MODERN SHOWER ROOM:

Modern white suite comprising: double shower cubicle, pedestal wash hand basin and low flush w/c; tiled walls, ceiling light point and opaque window to rear.





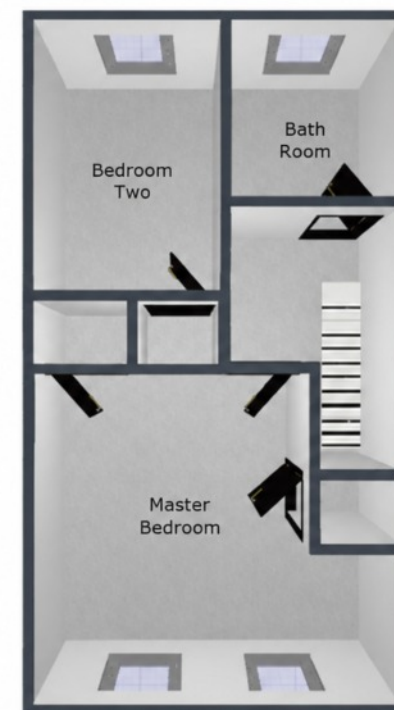
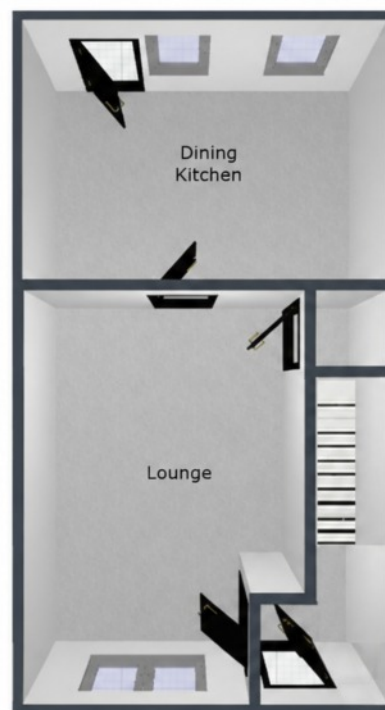
VIEWING:

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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