
Lovett &Co.
estate agents
Chase Road
Burntwood

3 2 1

Lovett&Co. Estate Agents are delighted to offer for sale this spacious and extended three-bedroom family home, occupying a generous plot with a substantial driveway providing ample off-road parking and a beautifully landscaped, generously sized rear garden.

Having been extended to both the front and rear, the property offers spacious and versatile living accommodation, ideal for modern family life. The property briefly comprises: a welcoming entrance hall, spacious lounge leading through to an extended rear dining area with newly fitted carpet, modern fitted kitchen with an extended utility area, three well-proportioned bedrooms and a modern family bathroom.

Further benefits include a gas central heating system with a new boiler installed approximately three years ago.

Externally, the property boasts a particularly generous rear garden, thoughtfully landscaped with patio seating areas, artificial lawn, decorative gravelled areas and an attractive timber gazebo, providing an ideal setting for outdoor entertaining and relaxation.

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:
Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and door to lounge.

LOUNGE:
3.20m x 4.59m
Carpeted flooring, TV & phone sockets, ceiling light point and recessed spot lights, opening to rear dining area, radiator and window to front.

DINING AREA:
3.16m x 6.06m
Carpeted flooring, ceiling light point and recessed spot lights, radiator, windows to front, door to kitchen and French doors to the rear garden.

KITCHEN:
2.01m x 3.38m
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated dishwasher and microwave, tiled splash backs, tiled flooring, recessed spot lights, radiator, window to side and opening to utility area.

UTILITY AREA:
2.16m x 2.35m
Tiled flooring, recessed spot lights, space and plumbing for washing machine and American fridge-freezer, door to rear garden.

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

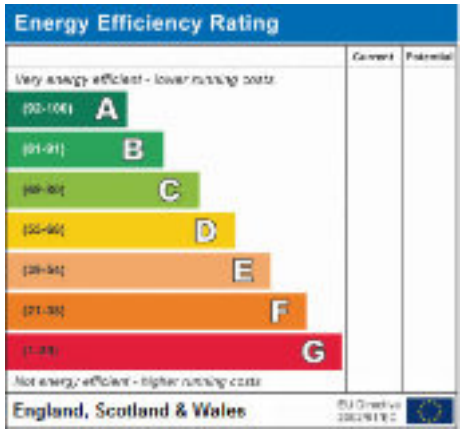
BEDROOM ONE:
3.28m x 3.58m
Carpeted flooring, radiator, ceiling light point and window to front.













BEDROOM TWO:
3.52m x 3.38m
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:
2.13m x 2.27m
Carpeted flooring, window to rear, ceiling light points and radiator.

FAMILY BATHROOM:
White suite comprising: bath with shower over and screen, pedestal wash hand basin, W/C, wall tiling, laminate flooring, ceiling light point and window to front.

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:
These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.