

Lovett & Co.
estate agents

Robinson Court
Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom end-terraced property, perfect for first time buyers, investors or those looking to downsize.

Set back from the main road on a shared private court the property was built in 2018 and briefly comprises: entrance hallway, modern fitted kitchen, spacious lounge-diner, guest WC, landing, bathroom and two well proportioned bedrooms.

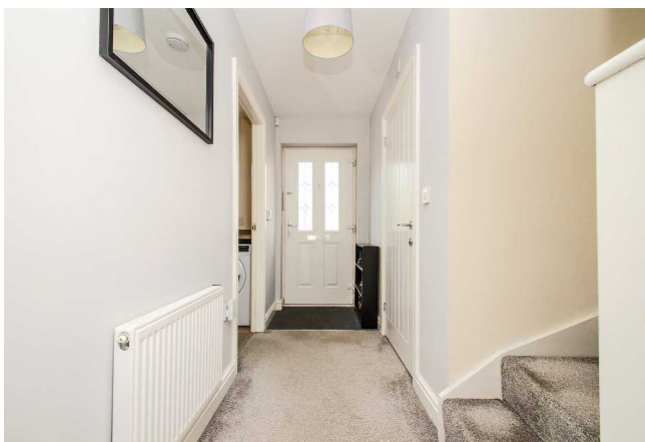
Externally, there is a driveway to the front with parking for two cars, plus a private south facing rear garden with patio and lawn areas, as well as gated side access.

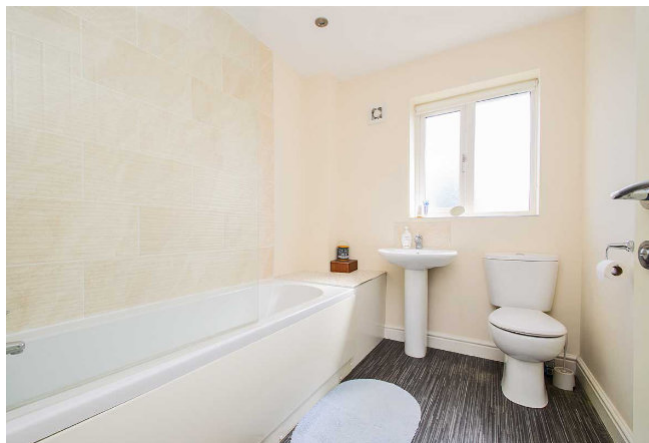
Other benefits include: UPVC double glazing, loft and wall insulation and gas central heating, giving the property a superb energy rating of B.

It is well placed to take full advantage of local shopping facilities in Burntwood and Chasetown, 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:

Entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor and doors to the kitchen, lounge and WC.





LOUNGE-DINER:

13' 11" x 14' 2" (4.25m x 4.31m)
Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiators, large storage cupboard, French doors to the garden.

KITCHEN:

6' 7" x 10' 6" (2.00m x 3.21m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space for a fridge-freezer and washing machine, wall tiling, vinyl flooring, ceiling spot lights, radiator and window to the front.

WC:

Modern suite comprising: low level WC, wash hand basin, vinyl floor, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the bathroom.

BEDROOM ONE:

14' 1" x 13' 2" (4.28m x 4.02m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

7' 3" x 11' 7" (2.20m x 3.54m)
Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, heated towel rail and 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.

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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only