

Church Walk
Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and deceptively spacious four bedroom semi-detached house located on a private cul-de-sac in a sought after area of Chasetown, Burntwood.

The stand out features of the property include: a spacious rear lounge-diner and front breakfast kitchen, generous hallway with storage and guest WC, landing plus four double bedrooms with an en-suite to the master plus a separate family bathroom. The private rear garden is not overlooked, integral garage and driveway with parking for two vehicles. The property benefits from UPVC double glazing and gas central heating through out.

The property 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:

Entrance, Karndean flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to the breakfast kitchen and lounge-diner and guest WC.

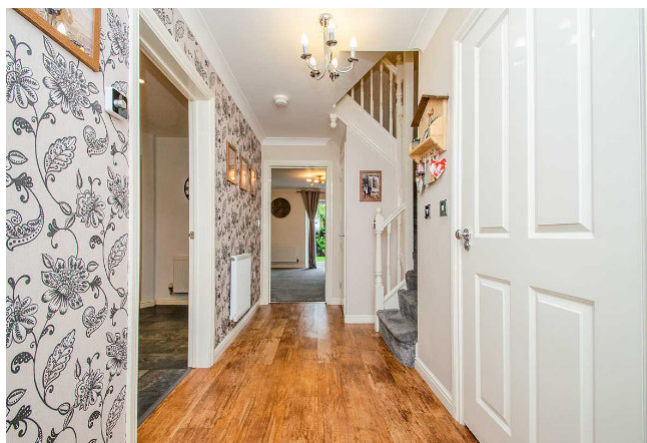
LOUNGE:

19' 5" x 14' 2" (5.93m x 4.33m)

Feature fireplace with electric fireplace, carpeted flooring, TV aerial / phone sockets, ceiling light points, radiators and two double French doors to rear garden.

KITCHEN/DINER:

10' 0" x 14' 2" (3.06m x 4.33m)





Modern range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring hob with extractor hood, integrated dishwasher, space for a fridge-freezer, fridge-freezer, wall tiling, tiled flooring, recess ceiling spot lights, room for dining table & chairs, window to front and opening to the utility.

UTILITY:

5' 4" x 5' 1" (1.63m x 1.56m)

Base units with work surfaces, cabinet and sink, space and plumbing for washing machine/dryer, light point, radiator, tiled flooring and door to garage.

GUEST WC:

White suite comprising: low level WC, wash hand basin, radiator, Karndean flooring, ceiling light point and windows to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the loft space.

MASTER BEDROOM:

10' 6" x 9' 3" (3.21m x 2.81m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to en-suite.

EN-SUITE SHOWER ROOM:

Modern fitted suite comprising: shower cubicle, tiled splash backs, low level WC, hand wash basin, recess ceiling spot lights, vinyl flooring and extractor fan.

BEDROOM TWO:

8' 7" x 9' 3" (2.62m x 2.81m)

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

BEDROOM THREE:

29' 9" x 10' 5" (2.96m x 3.18m)

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

BEDROOM FOUR:





9' 5" x 10' 5" (2.88m x 3.18m)
Storage cupboard/wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

MODERN BATHROOM:
6' 3" x 6' 11" (1.90m x 2.11m)
White suite comprising: bath with shower fittings, wash hand basin, low level W/C, wall tiling, Karndean flooring, radiator and window to side.

GARAGE:
8' 4" x 17' 11" (2.55m x 5.45m)
Metal up and over door, pitched roof with extra storage space, electric & light points and door to garden.



EXTERNALLY:
At the front is a tarmac drive with parking for one vehicles with further space to the front of the property, which leads to the front entrance door and garage. The private rear garden is enclosed by fenced borders with side access through the garage and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only

DISCLAIMER:
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