

Lovett & Co.
estate agents

High Street
Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this truly unique split level three bedroom property, being offered with NO ONWARD CHAIN.

Full of character and stunning features such as the herringbone wooden flooring and bespoke spiral staircase, the ground floor level of the property comprises an entrance hallway, with doors to the kitchen, two large reception rooms and bathroom, plus rear landing with door top a utility cupboard and spiral staircase to the lower level landing, with more doors to the three double bedrooms (with en-suite and dressing room to the master).

Externally the property is equally as impressive, with a four car driveway to the front, and large private rear garden with sun terrace, low level patio and garden with mature planted trees, shrubs and flowerbeds.

Other benefits include double glazed windows and gas central heating throughout.

The property is well placed to take full advantage of local shopping facilities available along the Chasetown High Street, 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 side entrance door, wooden herringbone flooring, ceiling light points, useful storage cupboard, door to the kitchen, reception rooms, bathroom and landing area.





REAR LOUNGE:

11' 6" x 12' 2" (3.51m x 3.72m)

Wooden flooring, radiator, light point, window to the rear and window to the rear overlooking the sun terrace.

SITTING/DINING ROOM: :

12' 0" x 14' 0" (3.65m x 4.26m)

Feature fireplace, herringbone wooden flooring, radiator, light point, windows to the front and side, doors to the hallway and kitchen.

KITCHEN:

12' 0" x 9' 6" (3.65m x 2.90m)

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 gas hob with extractor hood, space for a dishwasher, wall tiling, quarry tiled flooring, ceiling spot lights, store cupboard and windows to the front and side.

BATHROOM:

White suite comprising: bath with shower over, vanity unit with wash hand basin, low level WC and cabinets, tiled flooring and walls, heated chrome towel rail, window to the side and spot lights.

LANDING & UTILITY CUPBOARD:

Wooden flooring, ceiling light point, door to the utility cupboard, with space and plumbing for a washing machine, dryer, and American fridge-freezer, spiral staircase to the lower level and window to the rear.

LOWER LEVEL LANDING:

Mixed wooden and carpeted flooring, wall lights, space for display cabinets or office desk, doors to the three bedrooms.

BEDROOM ONE:

9' 10" x 15' 6" (3.00m x 4.72m)

Carpeted flooring, radiator, wall light points, french doors into the rear green house, door to the large walk in wardrobe/dressing room with further door to the en-suite.





EN-SUITE:
Fully tiled suite comprising walk in shower cubicle, cabinet basin, low level WC, heated towel rail, spot lights and extractor fan.

BEDROOM TWO:
8' 8" x 13' 8" (2.65m x 4.16m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

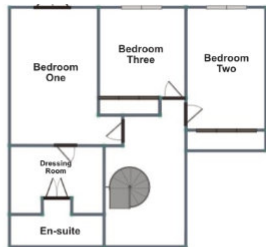
BEDROOM THREE:
9' 9" x 10' 2" (2.96m x 3.09m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.