



Lea Hall Drive
Chase Terrace, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi detached house set on a quiet cul-de-sac on a modern sought after residential area of Chase Terrace.

The property features a spacious lounge-diner, modern fitted kitchen, delightful rear conservatory and welcoming reception hallway. Upstairs there are two double bedrooms and a modern fitted shower room. The property benefits from UPVC double glazing and a new ideal boiler (2017) with remaining warranty.

Externally the property offers two allocated parking spaces and a low maintenance paved private rear garden ideal for entertaining.

The property occupies an established and sought after residential location. It is within five minutes of Cannock chase, an area of outstanding natural beauty and provides ease of access into Burntwood town centre and Lichfield City centre with its diverse range of amenities. Excellent commuter links are available with the A38, M6 toll road, A5 and A452 all being readily accessible.

RECEPTION HALL:

Composite front door, laminate flooring, ceiling light point, under-stairs storage cupboard, radiator, carpeted stairs to first floor accommodation, doors to lounge and:

MODERN FITTED KITCHEN:

3.12m (10' 3") x 1.88m (6' 2")
Range of modern matching wall and base units incorporating cupboards and drawers with roll-top work surfaces, inset sink and drainer with

mono tap, space for oven and further appliances, coving, ceiling light point, wall mounted boiler, tiled splash backs, tiled flooring and window to front.

LOUNGE:

4.32m (14' 2") x 3.76m (12' 4")
Laminate flooring, TV point, coving, ceiling light point radiator, window and patio doors to conservatory.

CONSERVATORY:

11' 4" x 9' 7" (3.46m x 2.91m)
Glass pitched roof, upvc frame set on a brick base, vinyl flooring, ceiling light point with fan and French doors to rear garden.

FIRST FLOOR LANDING:

Access to loft space, ceiling light point, airing cupboard, doors to two bedrooms and shower room.

MASTER BEDROOM:

3.78m (12' 5") x 2.79m (9' 2") (max)
Built in wardrobe, carpeted, coving, recessed spot lighting, radiator and window to rear.

BEDROOM TWO:

3.76m (12' 4") x 2.64m (8' 8") (max)
Laminate flooring, radiator, coving, ceiling light point and two windows to front.

FAMILY BATHROOM:

White suite comprising: walk in shower cubicle with mains shower, pedestal wash hand basin, low level WC, tiled walls and flooring, recessed spot lighting, window to side and heated towel rail.





VIEWING:

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

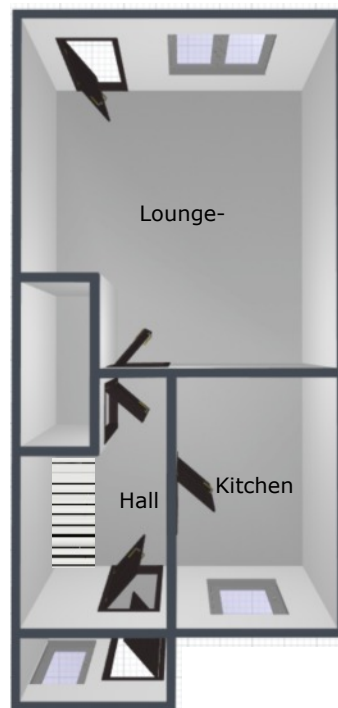
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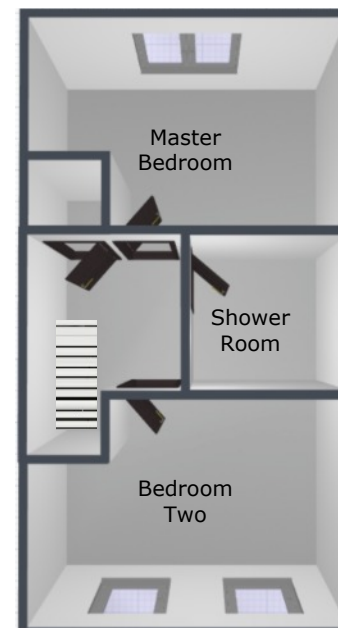
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Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

