



Queen Street
Chasetown

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Lovett&Co. Estate Agents are pleased to offer TO LET this two bedroom traditional end terrace house. Key features of the property include spacious reception rooms and bedrooms, modern galley kitchen & bathroom, a useful & well presented cellar, off road parking and a good sized private rear garden.

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.

The property has two floors; on the ground floor: lounge, dining room, kitchen and utility with w/c. On the first floor: two bedrooms and bathroom. Externally the property offers a private rear garden and off road parking. The property benefits from UPVC double glazing and gas central heating through out.

DINING ROOM:

13' 1" x 11' 3" (4.00m x 3.42m)
UPVC front entrance door, laminate flooring, ceiling light point, window to front and door to small vestibule with door to lounge and access to cellar.

LOUNGE:

13' 1" x 11' 11" (4.00m x 3.64m)
Front entrance door, stairs to first floor accommodation, carpeted flooring, ceiling light

point, feature fireplace with fitted gas fire set on a raised marble hearth with Adams surround, radiator, window to rear and door to kitchen.

MODERN KITCHEN:

6' 2" x 19' 11" (1.88m x 6.07m)
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, range oven, American style fridge/freezer, ceiling light point, tiled flooring, door & two windows to side of property and door to utility.

UTILITY:

6' 4" x 5' 0" (1.92m x 1.52m)
Space and plumbing for washing machine, tiled flooring, radiator, w/c and window to rear.

CELLAR:

6' 7" x 11' 0" (2.01m x 3.36m)
Well presented cellar with ceiling light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and shower room.

MASTER BEDROOM:

13' 1" x 11' 3" (4.00m x 3.43m)
Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

9' 10" x 12' 0" (3.00m x 3.65m)
Carpeted flooring, ceiling light point, radiator and window to rear.





MODERN BATHROOM:

Suite comprising: bath with electric shower over and screen, cabinet wash hand basin, low level W/C, part tiled walls, vinyl flooring and window to side.

EXTERNALLY:

The good sized private rear garden is not overlooked and is enclosed by fenced borders with gated side access and features; courtyard

area ideal for entertaining leading to a lawn and gravel area.

TENURE:

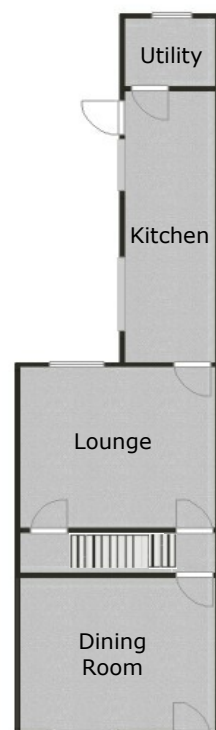
We have been advised that the property is freehold.

VIEWING:

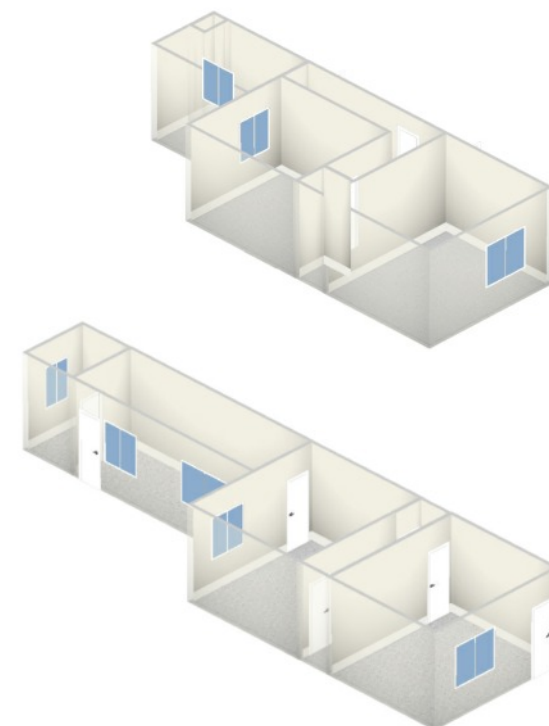
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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