



Chadswell Heights, Lichfield

£245,000

- Three Bedroom Semi-Detached Home
- Modernisation Required
- No Upward Chain
- Driveway & Rear Garden
- Living Room, Dining Room & Kitchen
- First Floor Wet Room



## Chadswell Heights, Lichfield

**£245,000**

### DESCRIPTION

It's time to reach the dizzy heights that this superb home on Chadswell Heights is going to offer! With no upward chain, this affordable property does require updating, but offers superb potential with generous room dimensions. The accommodation comprises an entrance hall, a large living room, dining room and kitchen. Upstairs are three bedrooms and a wet room whilst outside is a large frontage, with driveway providing ample parking space whilst gates open to a low maintenance rear garden which is predominantly paved with a garden shed. The property is a great starter home with scope to add value to so call us today and book in an early visit!

### ACCOMMODATION

#### ENTRANCE HALL

A front facing UPVC double glazed exterior door opens to an entrance hall with radiator and staircase leading up to the first floor accommodation. Double doors with glazed panels inset open through to the living room.

#### LIVING ROOM 13' 8" x 12' 6" (4.16m x 3.8m)

A generous living room is fitted with two front facing UPVC double glazed windows and a radiator, whilst a gas fire sits within a solid marble surround with matching hearth beneath. The room is fitted with ceiling coving and an under stairs storage cupboard whilst a recess opens through to the dining room.

#### DINING ROOM 10' 5" x 8' 4" (3.18m x 2.53m)

A generous dining room is fitted with a radiator, ceiling coving and rear facing UPVC double glazed window. A door opens through to the kitchen.

#### KITCHEN 9' 10" x 7' 3" (2.99m x 2.2m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into a wood effect work surface with tiled splashback. There are spaces for a number of appliances

including a washing machine, fridge and cooker with extractor hood above whilst there is further space for a freezer. The kitchen is fitted with a tile effect flooring, radiator and fully tiled walls whilst there is a side facing UPVC double glazed window and rear facing double glazed exterior door opening out to the garden. Please note the wall between the two rooms could easily be knocked down subject to gaining necessary building regulations to create a spacious open plan kitchen/diner.

### LANDING

A staircase leads up to the first floor landing where there is a side facing UPVC double glazed window and recessed ceiling spotlight. The landing also houses the loft access hatch.

### MASTER BEDROOM 13' 5" x 8' 10" (4.1m x 2.69m)

A generous master bedrooms is fitted with a radiator, recessed ceiling spotlights and front facing UPVC double glazed window, whilst there is a built in wardrobe with mirror fronted sliding doors.

### BEDROOM TWO 9' 3" x 9' 4" (2.82m x 2.84m)

A second double bedroom is fitted with a built in wardrobe, radiator and rear facing UPVC double glazed window.

### BEDROOM THREE 10' 9" x 6' 9"(max) (3.27m x 2.05m(max))

A good sized third bedroom is fitted with a radiator, front facing UPVC double glazed window and built in over stairs storage cupboard which also contains the gas fired central heating boiler.

### WET ROOM

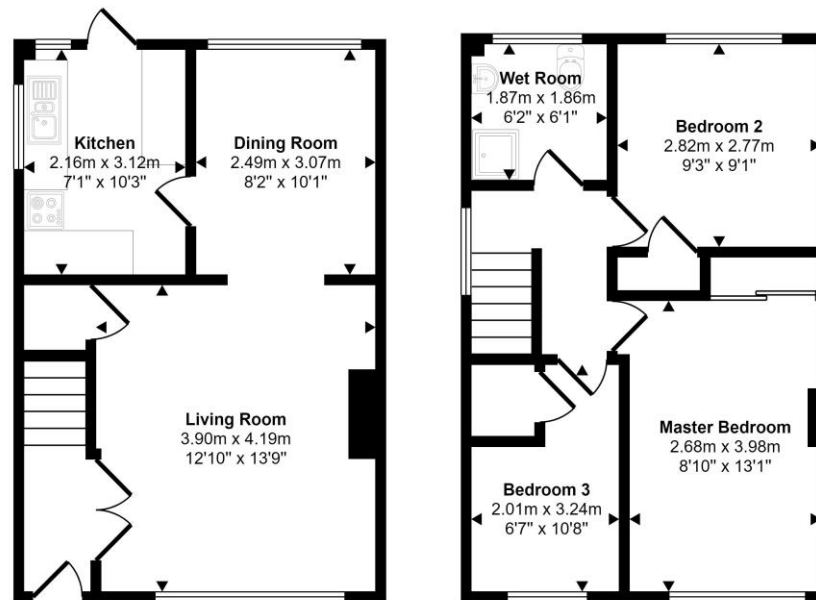
The wet room is fitted with a white suite which includes a medium level flush WC, wall mounted wash hand basin and a wet area with shower over. There is also a radiator and rear facing UPVC double glazed window.

### EXTERIOR

The property sits on a good sized plot with a driveway providing ample off street parking being flanked to one side by a lawned garden. Double gates lead down one side of the property to a low maintenance and enclosed rear garden which is predominantly slabbed and also benefits from having a useful timber storage shed.



Approx Gross Internal Area  
73 sq m / 782 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft

First Floor  
Approx 37 sq m / 395 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Tenure:** Freehold **Local Authority & Council Tax Band:** Lichfield District Council / C **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

**Please Note:** These particulars are produced in good faith and as such do not constitute an offer or a contract nor do they form part of an offer or a contract. No person within Andrew Downing-Booth Estate Agents has any authority to make or give representation or warranty on any property. None of the services or appliances to the property have been tested so prospective purchasers should satisfy themselves as to the adequacy prior to committing themselves to the purchase of the property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		