



**Connells**

Thorpe Avenue  
Burntwood



## Ground Floor

### Entrance Porch

Leading in from the UPVC front door and having a ceiling light point, engineered wood flooring and doors to the lounge and to the utility room

### Utility Room

3' 8" x 4' 2" ( 1.12m x 1.27m )

Having a double glazed window to the side aspect, ceiling light point, plumbing for washing machine and space for storage

### Lounge

18' 2" max x 10' 4" ( 5.54m max x 3.15m )

Having double glazed window to the front aspect, gas fire, radiator, two ceiling light points, engineered wood flooring, stairs to the first floor with storage space under and door to the kitchen/dining room

### Kitchen/Diner

12' 9" max x 10' 2" ( 3.89m max x 3.10m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainage, tiled splash-backs, integrated oven, induction hob, extractor hood, space for fridge/freezer, space for dishwasher, space for dining furniture, two ceiling light points, radiator, double glazed window and door to the rear aspect,

### Bedroom 4

12' x 11' 8" ( 3.66m x 3.56m )

Located on the ground floor and having engineered wood flooring, ceiling light point, double glazed patio doors to the rear aspect, door to the ensuite/wet room and radiator

### Ensuite/ Wet Room

Having a double glazed window to the side aspect, anti-slip flooring, chrome towel radiator, fully tiled walls, WC, sink, and walk in shower with glass shower screen surround

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, access to the loft and access to the bathroom and bedrooms 1, 2 and 3

### Bedroom 1

13' 7" x 10' 3" ( 4.14m x 3.12m )

Having a double glazed window to the front aspect, engineered wood flooring, radiator and ceiling light point

### Bedroom 2

10' 5" x 10' 1" ( 3.17m x 3.07m )

Having a double glazed window to the rear aspect, radiator, engineered wood flooring and ceiling light point

### Bedroom 3

10' 6" x 7' 3" ( 3.20m x 2.21m )

Having a double glazed window to the front aspect, engineered wood flooring, radiator and ceiling light point

### Bathroom

Having double glazed windows to the rear and side aspect, P shaped bath with shower over and glass shower screen, fully tiled walls, vinyl floor, WC, sink, chrome towel radiator and ceiling spot lights

## Outside

### Front

Having a large frontage with a sweeping brick paved driveway offering ample parking for multiple vehicles, a grassed front lawn and side access to the rear

### Rear

Having multiple patio areas perfect for entertaining and a grassed laid to lawn

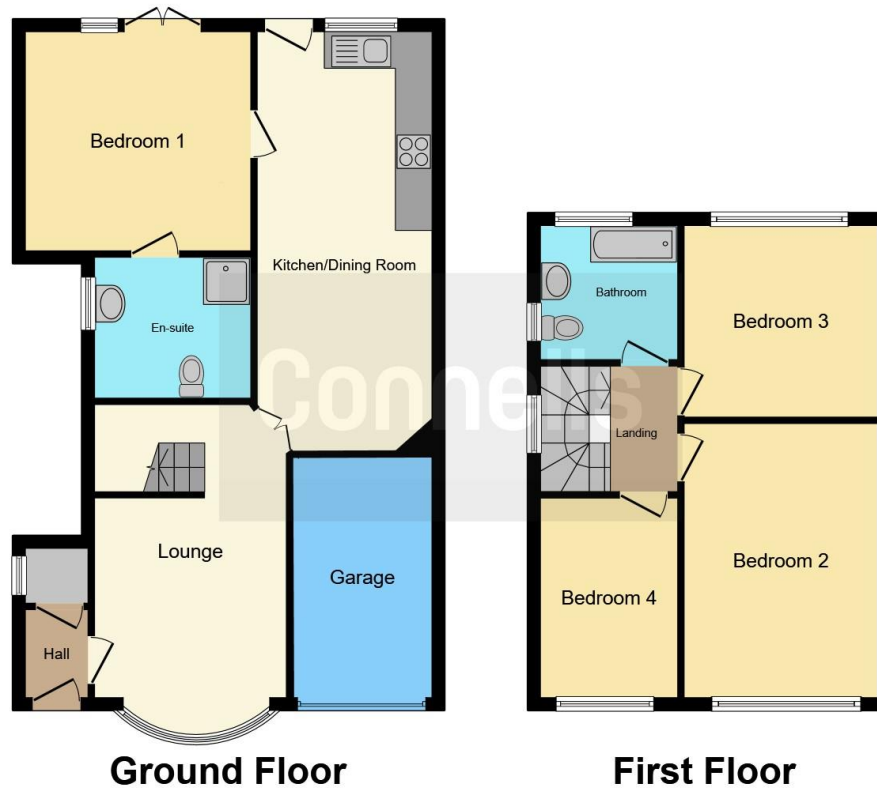
### Garage

Having an up and over door and being accessed via the front









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**EPC Rating: C**

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Tenure: Freehold



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