



Franklin Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three/four bedroom detached family home situated within a quiet cul-de-sac in Burntwood.

The property offers flexible living and sleeping accommodation with the converted garage now offering an extra reception room or bedroom if required. Furthermore, the dressing room for the master bedroom could be converted back into bedroom.

Internally, the property offers; entrance hallway, guest WC, lounge, dining room, kitchen, separate utility, further sitting room/diner or bedroom, landing, family bathroom and three double bedrooms with a dressing room and en-suite to the master and balcony from bedroom three.

Externally there is a concrete print driveway with parking for several vehicles plus a stunning private rear garden with mature planted flower beds, patio and decking areas perfect for entertaining guest. There is also an extra garden area to the rear which is owned by the council with permission to use as a private garden.

Other benefits include UPVC double glazing and gas central heating through out.

The property is located in Burntwood and is well placed to take full advantage of local shopping facilities together with a range of further facilities including doctors surgery, superstore, excellent 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.

HALL:

UPVC entrance door, laminate flooring, ceiling light point, radiator, stairs to the first floor and doors to the guest WC and lounge.

LOUNGE:

13' 10" x 14' 1" (4.22m x 4.30m)
Laminate flooring, coving, TV aerial & phone sockets, ceiling light points, radiator, window to the front and door to the dining room.

DINING ROOM:

7' 10" x 9' 11" (2.40m x 3.03m)
Laminate flooring, ceiling light point, radiator, French doors to the garden and door to the kitchen.

KITCHEN:

8' 8" x 9' 11" (2.65m x 3.03m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 5 ring gas hob with extractor hood, space for a fridge, pantry store cupboard, tiled flooring, recess spot lights, window to rear and door to the utility.

UTILITY:

7' 3" x 7' 9" (2.21m x 2.36m)
Space and plumbing for white goods including; washing machine, dryer and fridge freezer, tiled flooring, radiator, light point, wall mounted Valiant combi boiler, window and door to the rear garden, door to the sitting/dining/bedroom.

SITTING ROOM / BEDROOM:

7' 3" x 15' 11" (2.21m x 4.85m)
Versatile room which could fulfil a number uses such as an extra sitting room, bedroom, study etc. it features; laminate flooring, light point, radiator and window to the front.

GUEST WC:

Suite comprising; low level WC, wash hand basin, heated towel rail, light point, tiled flooring and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.





MASTER BEDROOM:

10' 7" x 10' 7" (3.22m x 3.22m)
 Carpeted flooring, radiator, ceiling light point, window to the front, door to the en-suite and opening to the walk in dressing area with built in wardrobes.

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC, wall tiling, laminate flooring, light point, heated towel rail and window to the side.

BEDROOM TWO:

10' 7" x 10' 3" (3.22m x 3.12m)
 Carpeted flooring, ceiling light point with fan, radiator and window to the rear.

BEDROOM THREE:

7' 3" x 24' 4" (2.21m x 7.41m)
 Carpeted flooring, ceiling light points, radiator, window to front and French doors to the balcony area overlooking the rear garden.

FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, towel rail, electric shave point and window to rear.



EXTERNALLY:

At the front is a concrete print driveway with parking for several vehicles which leads to the front entrance door. There is also a lawn area which could be converted to accommodate more cars. The private rear garden is enclosed by fenced borders with gated side access and features; patio and decking areas ideal for entertaining, lawn, various trees, shrubs and flowerbeds plus the aforementioned garden to the rear set on the council owned land.

VIEWING:

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

DISCLAIMER:

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