



Larkspur Avenue
Burntwood

Larkspur Avenue Buntwood



Lovett&Co. Estate Agents are pleased to offer TO LET this well presented three bedroom semi detached dormer bungalow with an attractive and good sized 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: porch, entrance hall, open plan lounge/diner, sitting room/bedroom three, breakfast kitchen, utility, family bathroom and integral garage. On the first floor: two bedrooms and W/C. Externally the property offers: driveway with parking for several vehicles and garden. The property benefits from UPVC double glazing and central heating through out.

ENTRANCE HALL:

Accessed from the porch and featuring: front entrance door, real wood topped flooring, newly carpeted stairs to first floor accommodation, ceiling light point, doors to sitting room/bedroom, bathroom and lounge.

LOUNGE:

25' 6" x 16' 11" (7.78m max x 5.15m max)
Modern feature wall mounted heater, real wood topped flooring, TV aerial point, coving, ceiling

& wall light points, large dining area with space for table & chairs, doors to kitchen and French doors to garden.

MODERN BREAKFAST KITCHEN:

13' 3" x 11' 5" (4.05m x 3.47m)
Range of matching high gloss finish wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and ceramic hob with four cooking zones, extractor hood, tiled splash backs, real wood topped flooring, ceiling light points, integrated dishwasher, window to rear and door to utility.

UTILITY:

5' 9" x 17' 6" (1.75m x 5.34m)
Range of matching base units, inset bowl sink and drainer with mono tap, gifted washing machine/dryer, radiator, ceiling light point, real wood topped flooring, window & door to front and rear.

SITTING ROOM/BEDROOM:

9' 11" x 12' 5" (3.03m x 3.79m)
Newly carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath, shower cubicle, vanity unit incorporating wash hand basin and low level W/C, carpeted flooring, wall tiling, wall light point, shaving point, extractor and window to side.

INTEGRAL GARAGE:

8' 6" x 16' 12" (2.60m x 5.18m)
Split front door, ceiling light and electric points.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors to W/C and two bedrooms.

MASTER BEDROOM:

11' 5" x 15' 2" (3.48m x 4.63m)
Fitted wardrobe & dressing table, carpeted flooring, radiator, ceiling light and fan, wall light points and window to front.

BEDROOM TWO:

10' 0" x 15' 2" (3.05m x 4.63m)
Fitted wardrobe, carpeted flooring, ceiling and wall light points, radiator and window to rear.

W/C:

Suite comprising: low level W/C, cabinet wash hand basin and ceiling light point.

EXTERNALLY:

To the front is a driveway with parking for several vehicles which leads to the front entrance door and garage. The attractive and good sized private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining leading to lawn, tool shed and a variety of plants, flower beds, trees and shrubs

TENURE:

We have been advised that the property is freehold.

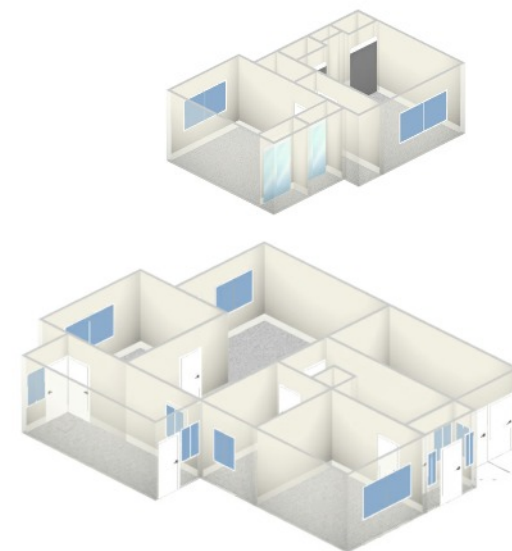
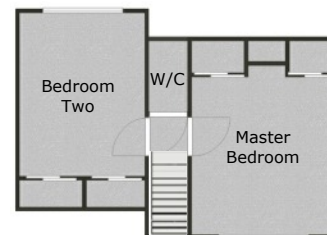
VIEWING:

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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