



Hospital Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom top floor maisonette situated in a popular residential area of Burntwood with views over the fields to Hammerwich at the front.

The property is being offered with NO ONWARD CHAIN and briefly comprises: ground floor entrance porch with storage, landing, spacious lounge-diner, modern fitted kitchen, shower room and two bedrooms. There is also a private rear garden with access to the brick built store and car parking at the rear.

Other features include: UPVC double glazing and gas central heating provided by a brand new boiler fitted in March 2023. There is also a large boarded attic space ideal for storage.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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.

GROUND FLOOR ENTRANCE PORCH:

UPVC doors and window to the front, ample storage space with fitted cupboard, light point and stairs to the first floor.

LANDING/HALLWAY:

Carpeted flooring, ceiling light point, doors to the bedrooms, shower room and lounge as well

as pull down ladder gaining access to the large loft space.

LOUNGE-DINER:

13' 7" x 14' 2" (4.15m x 4.32m)

Wall mounted gas fireplace, carpeted flooring, ceiling and wall light points, window to the rear, door to the kitchen.

KITCHEN:

11' 6" x 10' 6" (3.50m x 3.20m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with extractor hood, space and plumbing for all other white goods, wall tiling, tiled flooring, light point and window to the front with views over the fields.

BEDROOM ONE:

13' 1" x 10' 0" (4.00m x 3.05m)

Fitted wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

7' 2" x 13' 2" (2.18m x 4.02m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.

SHOWER ROOM:

White suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, radiator and window to front.





EXTERNALLY:

The private rear three tiered garden is enclosed by fenced borders with gated rear access from the communal car-park and features; patio area ideal for entertaining, lawn, plus an outside storage cupboard.

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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