



New Plant Lane  
Burntwood



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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached house situated within a quiet cul-de-sac on the edge of Chase Terrace, Burntwood.

The property briefly comprises: entrance hallway, spacious lounge, modern fitted kitchen, conservatory, cloak room and WC, landing, family bathroom, three bedroom plus an en-suite to the master bed.

Externally there is a private low maintenance garden with patio and astro-turfed lawn perfect for entertaining. There is also a driveway and single garage to the side.

The property benefits from UPVC double glazing and central heating through out as well as having new flooring and carpets fitted in the hallway, lounge, landing and bedrooms.

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, 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.

## RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to the cloak room, kitchen and lounge.

## LOUNGE:

14' 8" x 13' 7" (4.47m x 4.14m)

Feature fireplace, laminate flooring, TV aerial & phone sockets, ceiling light points, radiator, windows to the front and French doors to the conservatory.

## CONSERVATORY:

9' 1" x 8' 7" (2.77m x 2.62m)

Poly=carbonate roof with a UPVC frame set on a brick base, tiled flooring, French doors to the rear garden.

## MODERN KITCHEN:

11' 2" x 9' 3" (3.40m x 2.82m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine, wall tiling, tiled flooring, ceiling spot lights, radiator and window to the side.

## CLOAK ROOM AND WC:

Suite comprising low level WC, cabinet wash hand basin, light points, radiator, window to front, space for coats and boots, tiled flooring and radiator.

## FIRST FLOOR LANDING:

New carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

## BEDROOM ONE:

12' 3" max x 11' 4" (3.73m x 3.45m)

New carpeted flooring, radiator, ceiling light point and window to side and door to the en-suite shower room.

## EN-SUITE SHOWER ROOM:

Suite comprising: walk in shower cubicle, cabinet wash hand basin, low level WC, wall and floor tiling, light point, radiator and window to the front.

## BEDROOM TWO:

9' 2" x 7' 5" (2.79m x 2.26m)

New carpeted flooring, ceiling light point, radiator, window to the front and side.





**BEDROOM THREE:**

8' 2" max x 7' 1" (2.49m x 2.16m)  
 Fitted wardrobe, new carpeted flooring, ceiling light point, radiator, window to the side.

**FAMILY BATHROOM:**

White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, light, radiator and window to the front.

**GARAGE:**

19' 2" x 9' 3" (5.84m x 2.82m)  
 Tarmac driveway approach with parking for one vehicle the garage has an electronically operated up and over entrance door, light and power points and useful overhead storage facility.

**VIEWING:**

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

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