



Wedgewood Close  
Burntwood

# Wedgewood Close Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this extremely spacious and superbly presented four bedroom detached family home which occupies a large corner plot with front, side and rear gardens.

The generous reception hallway has doors off to the large rear lounge with log burner, further family sitting room to the front, the modern fitted breakfast kitchen with utility room and dining area, as well as a ground floor shower room. The impressive landing area has doors to the principal family bathroom and the four double bedrooms. There is also a large double garage with electric up and over front door.

Externally the property is elevated from the roadside with a private driveway offering parking for three vehicles, as well as front garden plus private gated side and rear gardens areas, perfect for families and pets to play.

Other benefits includes: UPVC double glazing, gas central heating throughout and Virgin broadband connection.

The property 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 at Highfields Primary and Chase Terrace Tech College, plus Fulfen (classed as outstanding by OFSTED) and Erasmus Darwin Academy, plus excellent leisure facilities nearby. 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

## **STORM PORCH:**

Storage space each side, plus a motion sensor light and external double electric socket.

## **PORCH:**

Entrance door, fitted shelving for extra storage, space to hang coats and store shoes, spot lights, laminate flooring and further door into the hallway.

## **RECEPTION HALLWAY:**

Impressive space with bespoke fitted under stairs storage, cloak cupboard, carpeted flooring, ceiling spot lights, radiator, stairs to first floor and doors to the sitting room, shower room, lounge, breakfast kitchen and double garage.

## **LOUNGE:**

16' 5" x 16' 1" (5.00m x 4.91m)

Feature fireplace with fitted duel fuel log burner, carpeted flooring, TV aerial sockets, ceiling light points, radiators, French doors to the rear garden.

## **BREAKFAST KITCHEN:**

18' 11" x 9' 11" (5.76m x 3.01m)

Range of matching modern fitted wall and base units incorporating cabinets with soft close door and drawers, solid oak work surfaces and breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and induction hob with ceiling mounted extractor, integrated larder fridge, space for a dishwasher, window to rear, ceiling spot lights, radiator and open plan to the dining area.

## **UTILITY:**

Fitted work tops with space beneath for a washing machine, sink and drainer, light point and window to the side.

## **DINING AREA:**

7' 7" x 8' 7" (2.30m x 2.61m)

Laminate flooring, ceiling spot lights, window to rear, aluminium fitted patio doors to the garden patio area.

## **SITTING ROOM:**

11' 0" x 11' 5" (3.35m x 3.47m)

Carpeted flooring, ceiling light point, radiator, Ethernet Internet connection socket, windows to the front and side.

## **SHOWER ROOM:**

10' 10" x 7' 5" (3.30m x 2.25m)

Modern fitted suite comprising: walk in shower cubicle, low level WC, wall mounted wash hand basin on drawer unit, spot lights, heated towel rail, extractor fan, laminate flooring and window to the side.

## **DOUBLE GARAGE:**

15' 7" x 19' 8" (4.75m x 6.00m)

Weather sealed electric up and over front door, light and electric points, window to the side, ample space for further white goods such as a cabinet freezer etc.

## **OPEN FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the front, doors off to four bedrooms, family bathroom and access to the loft space via a pull down ladder.

## **MASTER BEDROOM:**

16' 5" x 16' 3" (5.00m x 4.95m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and windows to the front and rear.

## **BEDROOM TWO:**

11' 7" x 13' 3" (3.52m x 4.05m)

Carpeted flooring, ceiling light point, radiator, windows to the front and side.





**BEDROOM THREE:**

19' 0" max x 10' 4" (5.78m x 3.16m)  
 Carpeted flooring, ceiling light point, radiator and windows to the rear.

**BEDROOM FOUR:**

9' 11" x 16' 6" (3.03m x 5.03m)  
 Carpeted flooring, ceiling spot lights, radiator and Velux skylights to the side.

**FAMILY BATHROOM:**

11' 0" x 7' 5" (3.35m x 2.25m)  
 White suite comprising: bath with shower over, his and hers wash hand basin set on drawer unit, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated towel rail, electric shave point, extractor fan, airing cupboard and window to side.

**EXTERNALLY:**

The large plot boasts three garden areas, one to the front, plus gated side and rear gardens. At the front of the property is private driveway offering parking for three vehicles which leads to the storm porch and garage door. The front garden is elevated from the roadside and features lawn area with mature planted borders and sitting area, plus gate to the side garden. The private rear garden features a patio and lawn area ideal for entertaining, with the side lawn garden being a perfect space for children to play with having conifer borders for extra privacy. Other features

include the brick walled garden border, outside electric points and water taps.

**VIEWING:**

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

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



