



Murcott End
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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious four bedroom detached family home situated on the popular modern residential "Fallows Heath" estate.

The property, a Kempford design by Taylor Wimpey overlooks the green and public footpath leading onto the Chasewater Country Park. Being only around 5 years old the property still has roughly 5 years remaining on the NHBC builder guarantee.

Internally, the property briefly comprises: large entrance hallway, spacious open plan kitchen diner, rear lounge and guest WC, landing area with doors to the four bedrooms and family bathroom. There is also an en-suite to the master bedroom.

Externally, the property comprises: driveway with parking for at least two vehicles, plus a single garage with pitched roof offering extra storage space, and a good sized private rear garden with patio area, lawn and rear decking area perfect for entertaining guests.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore and excellent leisure facilities. The property is just a short walk away from Chasewater. 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:

Entrance door, (LVT) Luxury Vinyl Tiled flooring, ceiling light points, radiator, useful storage cupboard with space for condensing dryer, stairs to first floor and doors to the kitchen-diner, guest WC and lounge.

LOUNGE:

17' 7" x 13' 7" (5.36m x 4.15m)

Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, storage cupboard, windows and French doors to the rear garden.

KITCHEN-DINER:

10' 8" x 12' 6" (3.25m x 3.82m)

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 gas hob with extractor hood, further integrated fridge and freezer, dishwasher and washing machine, wall tiling, LVT flooring, ceiling lights, ample room for a dining table and chairs, window to the front.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, LVT flooring, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

10' 6" x 12' 6" (3.20m x 3.80m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC, radiator, light point, extractor fan and vinyl flooring.

BEDROOM TWO:

10' 6" x 10' 11" (3.20m x 3.34m)

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





BEDROOM THREE:

6' 10" x 10' 6" (2.09m x 3.20m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

6' 10" x 7' 4" (2.09m x 2.24m)
Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and extractor fan.

GARAGE:

Up and over front door, light and electric sockets, pitched roof with option to add extra storage.

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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