



Howdle Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home situated on a sought after modern residential development.

The property occupies a good sized corner plot with parking for at least three vehicles plus a garage and a charming landscaped Japanese style rear garden.

Internally the family home briefly comprises: UPVC porch, entrance hallway with cloak cupboard, guest WC, lounge, open plan kitchen-diner, landing, family bathroom and three double bedrooms with an en-suite to the master.

Other benefits include: UPVC double glazing and gas central heating through out. There is also around 4 years remaining of the original 10 year NHBC guarantee with the property being built in 2018.

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. 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:

Accessed via the UPVC entrance porch via a composite front door it features: (LVT) Luxury

vinyl tiled flooring, ceiling light point, radiator, useful cloak cupboard, handy concealed under stairs storage, doors to the lounge, guest WC and kitchen-diner plus stairs to first floor.

LOUNGE:

LVT flooring, TV aerial, Internet & phone sockets, ceiling light points with fans, radiator, window to front and French doors to the rear garden.

KITCHEN-DINER:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill with 4 ring induction hob and extractor hood, further integrated dishwasher, space for a fridge freezer and washing machine, ample space for a dining table and chairs, LVT flooring, ceiling light points, radiator, windows to the front and side.

GUEST WC:

Modern white suite comprising: low level WC, wash had basin, LVT flooring, ceiling light point, radiator and extractor.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

Ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point, windows to side and front, door to the en-suite.





EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin, LVT flooring, heated towel rail, light point and extractor.

BEDROOM TWO:

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

BEDROOM THREE:

Carpeted flooring, ceiling light point, radiator, window to side.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, LVT flooring, ceiling light, towel rail and window to front.

GARAGE:

Up and over metal front door, light and electric points, pitched roof with attic storage space.

EXTERNALLY:

At the side of the property is a tarmac driveway leading to the rear garage and gated access to the rear garden. There is parking for approx three to four vehicles in total. The private southwest facing rear garden collects the sun throughout the day and features: patio and low maintenance astro turf lawn area with raised beds. Also available for negotiation are the shed/summer house and hot tub.

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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