



Silverdale Drive  
Burntwood



# Silverdale Drive Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom ground floor apartment.

Ideal for first time buyers, investors and those looking to downsize.

Situated on a modern development in a quiet cul-de-sac the property briefly comprises: entrance lobby with coat storage, hallway, open plan lounge-diner, kitchen, two bedrooms and a modern fitted bathroom.

Externally the property offers: communal garden and allocated parking space.

The property also benefits from UPVC double glazing and gas central heating through out.

The property is well placed to take advantage of a wide range of local amenities including: super market, primary & secondary schools, food outlets and excellent leisure facilities. It also benefits from being only four miles away from Cannock Chase, an area of outstanding natural beauty, and the Cathedral City of Lichfield offering a wider range of amenities. Commuter routes include A5, A452 and M6 toll road linking the Midlands motorway network.

## **PORCH:**

Entrance door, intercom system, window to rear, radiator, ceiling light point and door to the hallway.

## **RECEPTION HALL:**

Laminate flooring, radiator, ceiling light point, doors to kitchen, two bedrooms, bathroom and lounge-diner.

## **LOUNGE-DINER:**

19' 6" x 9' 7" (5.94m x 2.92m)  
New carpeted flooring, radiators, TV point, ceiling light points, windows to front and dining space to the rear.

## **MODERN FITTED KITCHEN:**

12' 2" x 7' 1" (3.71m x 2.16m)  
Range of matching wall and base units incorporating cupboards, drawers and complementary roll top work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space for a fridge freezer, washing machine and dryer, wall tiling to splash- backs, tiled flooring, ceiling light point, window to the rear.

## **BEDROOM ONE:**

11' 9" x 9' 4" (3.58m x 2.84m)  
New carpeted flooring, radiator, ceiling light point and window to front.

## **BEDROOM TWO:**

7' 7" x 7' 3" (2.31m x 2.21m)  
Built in wardrobe, new carpeted flooring, ceiling light point, radiator and window to front.

## **FAMILY BATHROOM:**

White suite comprising: panelled bath with shower above, pedestal hand wash basin, low level W/C, wall tiling, tiled flooring, radiator, extractor fan and ceiling light point.

## **EXTERNALLY:**

At the front is a communal garden with a path leading to the lobby entrance door. The apartment also benefits from its own allocated car parking space along with further visitors spaces.





**TENURE:**

We have been advised that the property is leasehold with around 978 year remaining on the lease.

**VIEWING:**

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

**DISCLAIMER:**

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