



Bampton Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house positioned towards the end of a quiet cul-de-sac.

The standout features of the property include: spacious open plan lounge-diner, a new superb modern fitted kitchen with integrated Bosch oven, hob and high spec extractor, three well proportioned bedrooms, modern fitted bathroom as well as a private rear garden, integral garage and driveway with parking for two/three vehicles.

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.

HALL:

Front entrance door, carpeted flooring, ceiling light point and door to lounge-diner.

LOUNGE-DINER:

11' 4" x 19' 10" (3.45m x 6.05m)

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, laminate flooring, TV & phone sockets, coving, ceiling light points, French doors to garden,

window to front, door to kitchen and sliding doors to inner hall with useful storage cupboard and stairs to first floor accommodation.

NEW MODERN FITTED KITCHEN:

8' 3" x 7' 11" (2.51m x 2.42m)

Range of matching high gloss finish wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch oven and four ring hob with high spec extractor, tiled splash backs, space and plumbing for washing machine and fridge-freezer, porcelain tiled flooring, ceiling light point and window to rear.

GARAGE:

8' 11" x 15' 0" (2.71m x 4.58m)

Up and over door.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

11' 4" x 11' 2" (3.45m x 3.40m)

Laminate flooring, ceiling light point and window to rear.

BEDROOM TWO:

11' 4" x 8' 4" (3.45m x 2.55m)

Laminate flooring, ceiling light point and window to front.

BEDROOM THREE:

8' 4" x 8' 0" (2.54m x 2.45m)

Laminate flooring, ceiling light point and window to rear.





FAMILY BATHROOM:

Suite comprising: bath with shower over, contemporary cabinet wash hand basin, w/c, tiled flooring, ceiling light point and window to front.

EXTERNALLY:

At the front is a lawn area and block paved drive with parking for two/three vehicle. The good sized private rear garden is enclosed by walled and fenced borders with gated side access and features; large decked patio area ideal for entertaining, lawn and paved area.

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.



Ground Floor



First Floor



