



Meadway Street  
Burntwood

# Meadway Street Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached house situated on a well established residential area of Burntwood.

The property briefly comprises: modern fitted kitchen, spacious open plan lounge-diner, side hallway with utility area, integral garage, landing, three well proportioned bedrooms and a new fitted fully tiled bathroom suite.

Externally there is parking for at least two vehicles on the block paved driveway and the beautifully presented private rear garden is perfect for children, pets and entertaining guests.

The property benefits from UPVC double glazing, with the first floor front windows only being a few years old, gas central heating through out provided by a combi' boiler, UPVC doors to the side hallway, also just a few years old, plus added loft insulation.

The property falls into the catchment area for many of the local schools all with excellent OFSTED reports. 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.

## **KITCHEN:**

8' 10" x 10' 10" (2.70m x 3.31m)

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range

cooker with large oven and gas hob plus extractor hood, space for an American fridge freezer and plumbing for a dishwasher, wooden entrance door, window to front, laminate tiled flooring, radiator, light point, doors to the garage and lounge-diner.

## **LOUNGE-DINER:**

16' 8" x 13' 6" max (5.08m x 4.11m)

Spacious open plan lounge diner with laminate flooring, radiators, feature brick wall with wall lights, ceiling light point with decorative rose, TV aerial & phone sockets, window and patio door to the rear garden, UPVC door to the side hall/utility and a staircase to the first floor with oak flooring.

## **SIDE HALL/UTILITY:**

5' 5" max x 21' 0" (1.65m x 6.40m)

UPVC doors to the front and rear, tiled flooring, ceiling strip light, space to keep shoes and boots plus hang coats, work top with space and plumbing beneath for a washing machine and dryer.

## **FIRST FLOOR LANDING:**

Laminate flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the insulated and part boarded loft space.

## **MASTER BEDROOM:**

10' 8" x 12' 4" (3.25m x 3.75m)

Fitted wardrobe, laminate flooring, radiator, ceiling light point and window to front.

## **BEDROOM TWO:**

8' 5" x 12' 6" (2.57m x 3.81m)

Laminate flooring, ceiling light point, radiator and window to rear.

## **BEDROOM THREE:**

8' 0" x 9' 7" (2.45m x 2.91m)

Laminate flooring, airing cupboard, ceiling light point, radiator and window to rear.





**NEW FITTED FAMILY BATHROOM:**

Modern white suite comprising: bath with shower attachments and curtain, cabinet wash hand basin, low level W/C, wall tiling and tiled flooring, heated chrome towel rail, wall mounted mirror, recess ceiling spot lights and window to front.

**INTEGRAL GARAGE:**

7' 7" x 16' 5" (2.30m x 5.00m)

Up and over metal front door, light and electric sockets, fitted shelving units for extra storage.

**EXTERNALLY:**

At the front is a block paved driveway with parking for two vehicles which leads to the front entrance door and garage. On the front right is access to the side hallway, leading through to the garden. The private rear garden is enclosed by fenced borders and features; patio area and lawn ideal for entertaining, lawn, various trees, shrubs and flowerbeds. The

garden faces west so receives the sun all afternoon and evening.

**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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