



Newgate Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom terraced property ideal for young families, first time buyers or those looking to downsize.

The property has been updated throughout to a modern finish with new fitted bathroom, new boiler fitted (within last 2 years), new fascias and soffits (2024) and a new garage door (2024).

It briefly comprises: entrance hallway, kitchen, spacious rear lounge, large conservatory, landing, new fitted bathroom, plus three bedrooms.

The property is well placed to take full advantage of local shopping facilities available in Burntwood, 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.

ENTRANCE HALL:

UPVC entrance door, light point, window to side, door to the garage and opening to the kitchen.

KITCHEN:

9' 8" x 8' 6" (2.95m x 2.58m)

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, space for a fridge-freezer and washing machine, wall tiling, laminate flooring, ceiling light point, window to the front and opening to the lounge.

SPACIOUS REAR LOUNGE:

17' 11" x 12' 10" (5.46m x 3.90m)

Laminate flooring, light point, radiator, doors to the staircase and conservatory, window to the rear.

CONSERVATORY:

8' 0" x 12' 8" (2.45m x 3.85m)

Pitched poly-carbonate roof with UPVC frame with windows on a brick base, laminate flooring, electric sockets and door to the garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

11' 1" x 11' 10" (3.37m x 3.61m)

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

BEDROOM TWO:

3.56m (11' 8") x 2.77m (9' 1")

Built in cupboard housing the boiler, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

6' 7" x 7' 7" (2.00m x 2.30m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

NEW FITTED BATHROOM:

White suite comprising: bath with shower over, cabinet wash hand basin and low level W/C, laminate flooring, heated towel rail, ceiling light point and window to front.





GARAGE:

7' 11" x 16' 1" (2.41m x 4.91m)
New up and over front door, light and electric points, door into the entrance hall.

EXTERNALLY:

At the front is a block paved driveway with parking for at least two vehicles which leads to the front entrance door and garage. The private south facing rear garden is enclosed by fenced borders and features; patio areas ideal for entertaining and lawn ideal for children and pets to play.

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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