



New Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, three bedroom semi detached property.

The property features a superb modern fitted kitchen, utility, useful ground floor shower room and family bathroom all newly fitted within the past three years. There is also a spacious extended lounge-diner, inviting entrance hallway and garage store on the ground floor. Upstairs is the exceptionally large master bedroom plus two further well proportioned bedrooms, landing area and bathroom. The property also benefits new doors and woodwork (2023), new boiler (2018) and new windows (2020).

The good sized private rear garden was re-landscaped in 2021 and offers a lawn with planted borders and paved patio area. The driveway at the front offers parking for several vehicles.

It 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.

RECEPTION HALL:

Entrance door, laminate flooring, radiator, recessed spot lights, carpeted stairs to first floor, useful under-stairs storage cupboard, doors to kitchen, utility, shower room and lounge-diner.

KITCHEN:

10'7 x 6'9 (3.22m x 2.06m)
Range of modern matching wall and base units incorporating cupboards, drawers, display cabinets and work surfaces, inset bowl sink and drainer with

mono hose tap, integrated oven and four ring hob with extractor hood, integrated fridge-freezer, space and plumbing for dishwasher, laminate flooring, strip lighting and window to front.

LOUNGE-DINER:

17'8 x 17'8 (5.38m x 5.38m)
Carpeted flooring, recessed spot lights, tv aerial point, radiator, dining area, window and French doors to the rear garden.

SHOWER ROOM:

7' 1" x 6' 10" (2.16m x 2.08m)
White suite comprising: shower cubicle, cabinet wash hand basin, w/c, laminate flooring, radiator, ceiling light point and window to side

UTILITY:

6' 7" x 8' 1" (2.01m x 2.47m)
Laminate flooring, space and plumbing for washing machine, dryer and freezer, laminate flooring, ceiling light point, radiator, work surface and wall mounted boiler.

GARAGE STORE:

7' 6" x 6' 2" (2.28m x 1.89m)
Up and over garage door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

17'8 x 7'8 (5.38m x 2.34m)
Fitted wardrobe, carpeted flooring, radiator, ceiling light point and two windows to front.

BEDROOM TWO:

9'9 x 8'9 (2.97m x 2.67m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to rear.





BEDROOM THREE:

10' x 7'5 (3.05m x 2.26m)

Carpeted flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

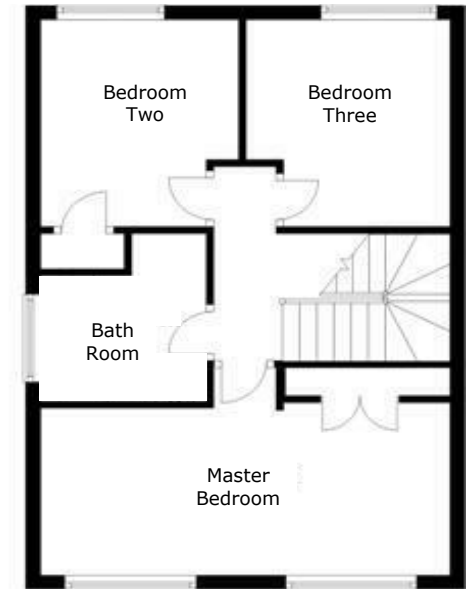
White suite comprising: bath, vanity wash hand basin and W/C, wall tiling, laminate flooring, radiator and window to side

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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