



**Two Oaks Avenue
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented executive detached family home with four bedrooms. The property has been finished to a good standard and tastefully decorated throughout, along with standout features including: spacious living and sleeping accommodation, open plan breakfast kitchen, several reception rooms, multi functional study, double garage, driveway with ample parking and a private South facing rear garden ideal for entertaining. Other benefits include: utility en-suite and two bedrooms recently freshly decorated as well as a newly laid patio area.

Situated on the sought after Larks Rise development, the property 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

The property has two floors; on the ground floor: porch, reception hallway, lounge, open plan breakfast kitchen, dining room, study, guest w/c, utility room and double garage. On the top floor: four bedrooms with en-suite to the master and family bathroom. Externally the property offers: drive with parking for several vehicles and rear garden. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Accessed from the porch and featuring: laminate flooring, ceiling light point, stairs to first floor accommodation, radiator, double doors to lounge and further doors to the breakfast kitchen, dining room, study and guests w/c.

LOUNGE:

19' 3" into bay (17'1" min) x 11' 10" (5.87m into bay 5.21m min x 3.61m)
Feature fireplace with fitted coal effect gas fire set upon a raised hearth with wooden Adams surround, carpeted

flooring, coving, TV & phone sockets, wall light points, archway to rear sitting area, radiator and double doors to dining rooms.

BREAKFAST KITCHEN:

13' 1" x 11' 7" (3.98m x 3.53m)
Range of matching wall and base units incorporating cupboards, drawers, display cabinets, work surfaces and splash backs, wine rack, laminate flooring, inset acrylic sink and drainer with mono tap, integrated double oven/grill and four ring gas hob with extractor, new recessed spot lighting, window to rear and door to utility.

UTILITY:

Wall and base units, work surface, inset sink & drainer with twin taps, space for white goods, ceiling light point, door to rear garden and door to garage.

DINING ROOM:

11' 7" x 10' 7" (3.53m x 3.23m)
Carpeted flooring, coving, ceiling light point, radiator and French doors to garden.

STUDY:

8' x 6' 11" (2.44m x 2.11m)
Carpeted flooring, ceiling light point and window to rear.

GUEST W/C:

Suite comprising: vanity bowl set on stand and a low level w/c, complementary wall tiling, radiator and obscured window to front.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

12' 9" x 12' (3.89m x 3.66m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to en-suite.

EN-SUITE:

Suite comprising: low level w/c, wash basin, double shower cubicle with aqua power shower, complementary





part ceramic wall tiling, radiator, extractor fan and obscured window to front. (Newly renovated 2014)

BEDROOM TWO:

13' 5" x 9' 5" (4.09m x 2.87m)
Built in wardrobe, carpeted flooring, window to rear, ceiling light points and radiator. (Re decorated in 2015)

BEDROOM THREE:

11' 7" x 8' 8" (3.53m x 2.64m)
carpeted flooring, window to rear, ceiling light points and radiator. (Re decorated in 2015)

BEDROOM FOUR:

9' 1" x 8' (2.77m x 2.44m)
carpeted flooring, window to front, ceiling light points and radiator.

RE FITTED FAMILY BATHROOM:

Ivory suite comprising: panelled bath, pedestal wash hand basin, shower, W/C, complementary part ceramic wall tiling, radiator, wall panelling and obscure window to rear.

EXTERNALLY:

At the front is a lawn area and tarmac drive with parking for several vehicles which leads to the front entrance door and garage. The private rear garden is enclosed by fenced & wall borders with gated side access and features; patio area ideal for entertaining leading to a lawn.

DOUBLE GARAGE:

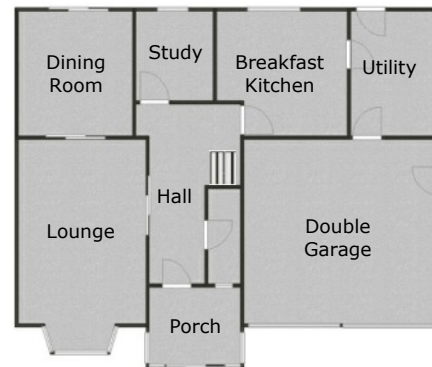
17' 9" x 16' 11" (5.41m x 5.16m)
Twin up and over doors, light and power points and door to side.

VIEWING:

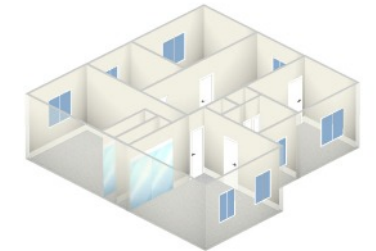
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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