



**Leafenden Avenue
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious three bedroom end-terraced property.

The property briefly comprises: entrance porch with store cupboard, large open plan kitchen-diner, spacious rear lounge, landing, three bedrooms and a modern fitted bathroom.

Externally there is a private rear garden with patio and lawn and gated side access. To the front is a lawn garden. Parking is available in the resident parking areas.

The property benefits from UPVC double glazing and central heating through out.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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.

PORCH:

UPVC entrance door, tiled flooring, light point, window to side, storage cupboard and door to the kitchen-diner.

KITCHEN-DINER:

14' 7" x 9' 2" (4.45m x 2.80m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven, space and plumbing for dishwasher, fridge-freezer and washing machine, wall tiling, recessed ceiling spot lights, radiator, window to front and door to the lounge.

LOUNGE:

14' 7" x 15' 4" (4.45m x 4.68m)

Feature fireplace, carpeted flooring, TV aerial socket, ceiling light point, radiator, windows and patio doors to the rear garden, stairs to the first floor.

FIRST FLOOR LANDING:

Ceiling light point, loft hatch, doors off to three bedrooms, bathroom and useful storage cupboard.

BEDROOM ONE:

8' 7" x 12' 0" (2.61m x 3.65m)

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

BEDROOM TWO:

8' 7" x 10' 11" (2.61m x 3.33m)

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

BEDROOM THREE:

5' 11" x 8' 6" (1.80m x 2.58m)

Carpeted flooring, ceiling light points, radiator and window to the rear.





FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to front

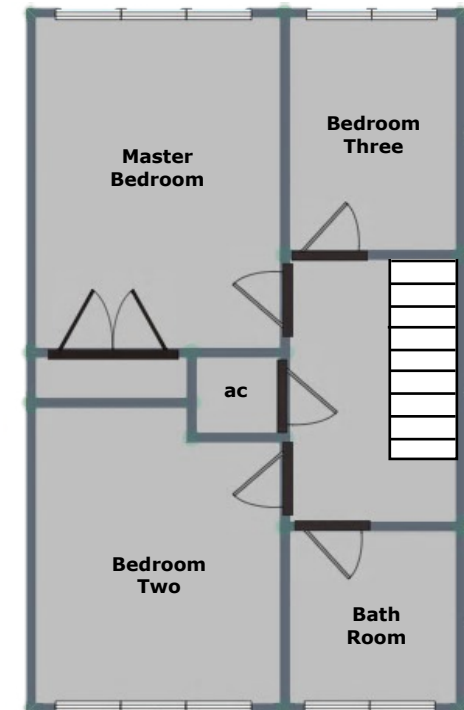
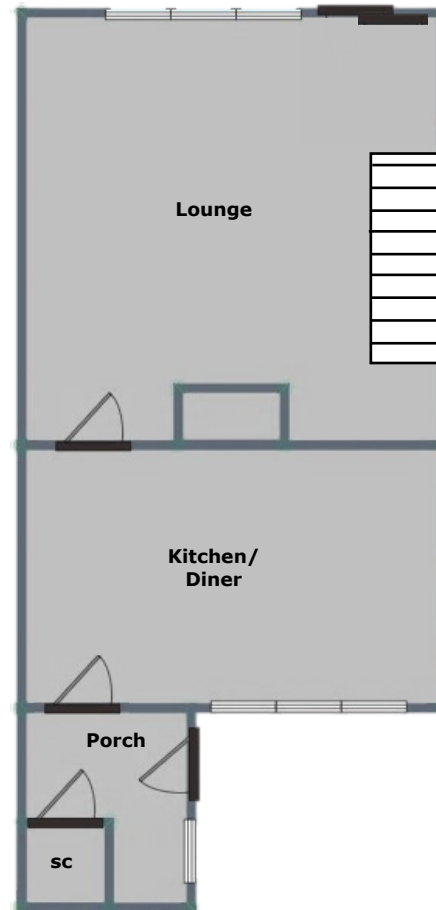
VIEWING:

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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