



Squirrels Hallow
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home situated within a sought after cul-de-sac just off Chorley Road.

The property is being offered with NO ONWARD CHAIN.

Internally the property briefly comprises: porch, entrance hallway, spacious open plan lounge and dining area, kitchen, side entrance with door to the WC and oversized garage, gallery landing, family bathroom, four double bedrooms and en-suite to the master.

Externally the property has a private driveway with parking for up to two vehicles and a south facing private rear garden with patio and lawn areas plus gated side access and mature planted borders.

Other benefits include: UPVC double glazing and central heating throughout provided by a gas boiler. Additionally there are solar panels which offer free electricity in the day time whilst also contributing to the cost of the energy bills.

Just a short walk from Gentleshaw Common, which forms part of Cannock Chase, 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 including 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 City and Cannock.

PORCH:

UPVC double glazed entrance door and windows, tiled flooring, wall light and further entrance door to the hallway.

RECEPTION HALL:

Carpeted flooring, ceiling light point, radiator, large cloak cupboard, stairs to the first floor and door to the dining area.

LOUNGE:

11' 0" x 15' 11" (3.36m x 4.85m)

Feature fireplace with fitted electric fire and brick surround, carpeted flooring, ceiling and wall lights, radiator, bay window to the front and opening to the rear dining area.

DINING AREA:

14' 8" x 10' 1" (4.46m x 3.07m)

Carpeted flooring, ceiling and wall light points, radiator, patio door to the conservatory and door to the kitchen.

KITCHEN:

12' 0" x 9' 8" (3.65m x 2.95m)

Range of matching wooden fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring electric hob with extractor hood, tiled flooring, ceiling spot lights, tiled flooring, window to rear and sliding door to the side entrance leading to the WC and garage.

CONSERVATORY:

13' 3" x 10' 6" (4.05m x 3.20m)

Pitched insulated roof with UPVC frame set on a brick base, tiled flooring, wall light points and French doors and windows to the garden.

WC:

Modern fitted low level WC and tiled flooring.

GARAGE & UTILITY AREA:

8' 8" x 16' 6" (2.65m x 5.04m)

Up and over metal front door, light and electric points, recess with window plus space and plumbing for a washing machine, dryer and extra white goods.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, large airing cupboard, window to the side, doors off to the family bathroom and four bedrooms, family bathroom and loft access hatch.





BEDROOM ONE:

11' 0" x 11' 0" (3.36m x 3.35m)
 Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Suite comprising: walk in shower cubicle, wash hand basin, low level WC, wall tiling, radiator, spot lights and window to the rear.

BEDROOM TWO:

11' 0" x 12' 10" (3.35m x 3.91m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front with views to Gentleshaw common.

BEDROOM THREE:

8' 0" x 12' 9" (2.45m x 3.89m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:

7' 9" x 10' 8" (2.36m x 3.25m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower attachment, separate shower cubicle, cabinet wash hand basin, low level W/C, towel rail, extractor, light point, wall tiling, carpeted flooring, and window to rear.

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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