

Lovett & Co.
estate agents
01543 889 410
FOR SALE
www.lovettco.co.uk

Russett Close
Burntwood

Russett Close Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented, three bedroom terraced house situated, in a popular residential area.

The property would be ideal for first time buyers as well as investors.

The standout features of the property include: spacious lounge and modern fitted kitchen-diner, front porch, well proportioned bedrooms, modern fitted family bathroom and landing area.

Externally the property offers a private rear garden with lawn and patio area.

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.

LOUNGE:

14' 8" x 14' 8" (4.47m x 4.47m)

Accessed via the porch and comprising: Feature fireplace with fitted modern electric

fire and contemporary surround, carpeted flooring, TV & phone sockets, ceiling light point, radiator, door to stairs to first floor accommodation, window to front and double doors to kitchen-diner.

KITCHEN-DINER:

14' 8" x 23' 10" (4.47m x 7.27m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, tiled splash backs, tiled flooring, recessed spot lights, space for oven, space and plumbing for washing machine, fridge, freezer and dishwasher, space for table and chairs, window and patio doors to rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

8' 7" x 12' 4" (2.61m x 3.75m)

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

BEDROOM TWO:

8' 7" x 11' 0" (2.62m x 3.36m)

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





BEDROOM THREE:

5' 10" x 8' 7" (1.78m x 2.61m)
 Carpeted flooring, ceiling light point,
 radiator and window to front.

FAMILY BATHROOM:

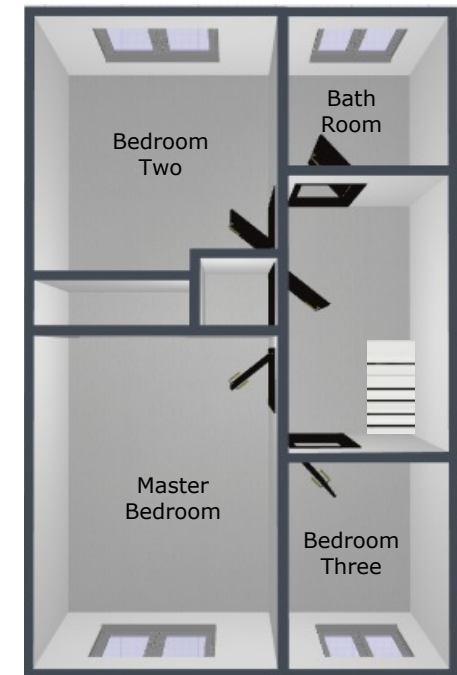
White suite comprising: bath with shower
 over and screen, pedestal wash hand basin,
 w/c, tiled walls and flooring, ceiling light
 point and window to rear.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only
 for the guidance of intending purchasers or lessees,
 and do not constitute part of an offer or contract.
 The sellers has given permission for all descriptions,
 dimensions, references to conditions, tenure, service
 charges and necessary permissions for use,
 occupation and other details to be used and we have
 taken them in good faith whether included or not &
 whilst we believe them to be correct, any intending
 purchasers or tenants should not rely on them as
 representations or fact but must satisfy themselves
 by inspection or otherwise as to the correctness of
 each of them and have this certified during the
 conveyancing by their solicitor. No person in the
 employment of Lovett&Co has any authority to make
 or give any representation or warranty whatsoever
 in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

