



Gregory Road  
St Mathews, Burntwood



# Gregory Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained two bedroom mid terraced house situated on the sought after St Matthews development on the outskirts of Burntwood.

The property would be ideal for first time buyers or those looking to down size.

On the ground floor the property features a good sized lounge-diner, modern fitted kitchen, guest w/c and reception hallway. Upstairs there are two bedrooms with en-suite to the master, landing area and bathroom. The property benefits from UPVC double glazing and central heating through out.

Externally the property offers a charming private rear garden with lawn, patio area, various mature plants trees and shrubs plus storage area. There is also separate garage with driveway.

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.

## **RECEPTION HALL:**

Front door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

## **LOUNGE-DINER:**

4.35m x 3.95m

Feature fireplace with electric fire, carpeted flooring, TV & phone sockets, ceiling light points, radiator, storage cupboard, dining area and patio doors to the rear garden.

## **KITCHEN:**

2.71m x 4.07m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, fridge-freezer and washing machine all included, vinyl flooring, ceiling light point, space for oven and further appliances plus window to front.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to two bedrooms, bathroom, airing cupboard and access to loft.

## **MASTER BEDROOM:**

3.25m x 3.43m

Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

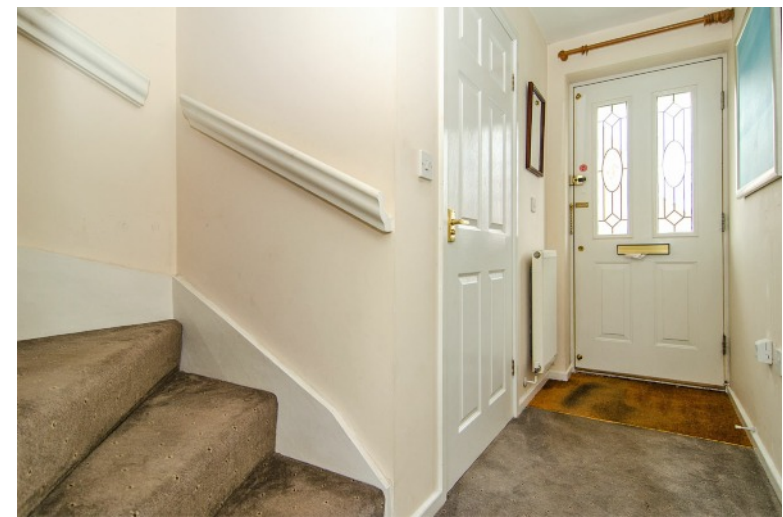
## **EN-SUITE:**

White suite comprising: shower cubicle, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point, radiator and window to front.

## **BEDROOM TWO:**

2.64m x 2.84m

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





**BATHROOM:**

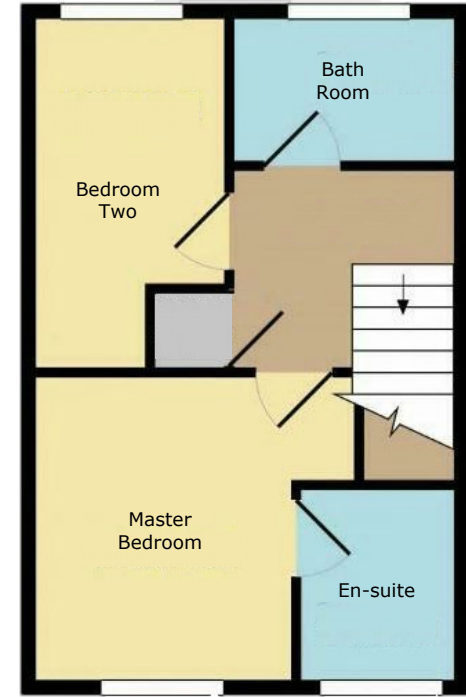
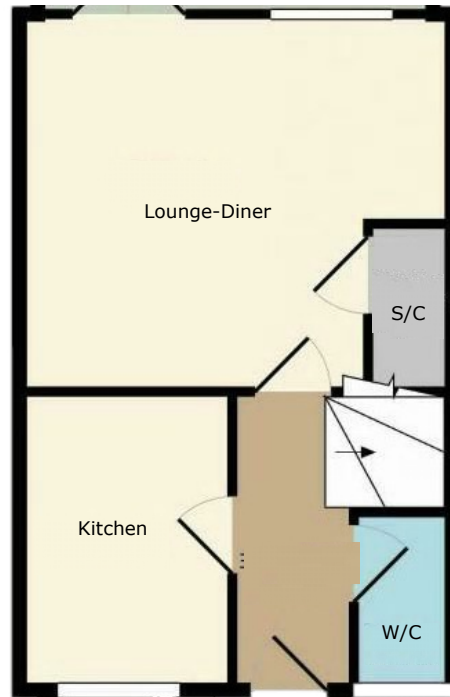
White suite comprising: bath, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point, radiator and window to rear.

**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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