



Ferndale Close
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom mid-terraced family home situated within a well established and popular residential area of Burntwood.

The property briefly comprises: entrance porch, large front lounge, open plan kitchen and dining area, landing, family bathroom and three good sized bedrooms.

Externally there is a lawn front garden with pathway to the entrance door and low maintenance paved patio rear garden.

Other benefits include: UPVC double glazing and gas central heating throughout.

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 front entrance door, laminate flooring, window to side and further door into the lounge.

LOUNGE:

16' 3" x 14' 8" (4.95m x 4.47m)

Feature fireplace with fitted coal effect gas fire, laminate flooring, TV aerial & phone sockets, ceiling and wall light points, radiators, window to the front and door to the kitchen-diner.

KITCHEN-DINER:

9' 11" max x 14' 8" (3.01m x 4.47m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, fridge-freezer and washing machine, vinyl flooring, ceiling lights points, spacious dining area with radiator and French doors to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

8' 7" x 12' 0" (2.62m x 3.67m)

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

BEDROOM TWO:

8' 7" x 10' 10" (2.62m x 3.30m)

Carpeted flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

5' 10" x 8' 2" (1.77m x 2.50m)

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

FAMILY BATHROOM:

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

EXTERNALLY:

At the front is a lawn garden with pathway leading up to the front door. The private low maintenance





rear garden features an extended patio area with fenced borders and gated rear access.

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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