



Highfield Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented and superbly maintained three bedroom semi-detached house set in a popular area of Burntwood.

Positioned on a generous and desirable plot with a conservation area to the rear as well as being set right back from the road, the property offers a large driveway with ample parking and a good sized mature private rear garden which is not overlooked.

Other standout features include: spacious through lounge and dining area, fitted kitchen and separate breakfast room/study, good sized reception hallway, landing, three well proportioned bedrooms as well as a garage. There is also a Hive central heating system installed in the property.

The property 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 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.

HALLWAY:

Accessed via the front porch and featuring: UPVC glazed front door, laminate flooring, ceiling light point, radiator, carpeted stairs to the first floor and doors to the lounge and kitchen.

LOUNGE:

(3.10m x 3.95m)
Spacious front lounge with carpeted flooring, light point, radiator, window to front and opening to the rear dining area.

DINING AREA:

(2.75m x 3.40m)
Oak flooring, ceiling light point, radiator and patio doors to the rear.

BREAKFAST ROOM/STUDY:

(2.45m x 3.36m)
Laminate flooring, ceiling light point, radiator doorway to kitchen and window to the rear.

KITCHEN:

(2.40m x 3.72m)
Range of modern matching oak wall and base units with fitted cabinets, drawers and works surfaces, integrated oven and gas hob, space for oven and further appliances, tiled flooring, ceiling light point, radiator, door to garage, windows and door to the rear garden.

GARAGE:

(2.51m x 5.08m)
Up and over front door, light and electric points plus quarry tiled flooring.

LANDING:

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

MASTER BEDROOM:

(3.12m x 3.95m)
Laminate flooring, fitted wardrobe, ceiling light point, radiator and window to the front.

BEDROOM TWO:

(2.70m x 3.40m)
Laminate flooring, ceiling light point, radiator and window to the rear.





BEDROOM THREE:

(2.15m 2.96m)

Wooden flooring, fitted wardrobe, ceiling light point, radiator and window to front.

BATHROOM:

Suite comprising bath with power shower above, w/c, wash hand basin, radiator, recess light points, tiled walls and flooring, window to rear and side.

EXTERNALLY:

To the front is a private driveway with parking for several vehicles a lawn area with hedged borders. The good sized mature private rear garden features a patio and lawn, perfect for entertaining plus mature trees, plants and flowerbeds.

VIEWING:

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

DISCLAIMER:

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