



Ashmole Avenue  
St Matthews, Burntwood



# Ashmole Avenue

## St Matthews, Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home situated on the sought after modern residential development at St Matthews.

The property offers plenty of spacious living accommodation throughout which briefly comprises: entrance hallway, large lounge, new fitted high spec kitchen (fitted in 2021), separate dining room, utility, guest WC, landing, family bathroom and four good sized bedrooms (three doubles and a large single) with an en-suite to the master.

Externally there is a private driveway offering ample off-road parking plus a detached double garage. The south facing rear garden is not overlooked by the neighbouring properties and features several areas designed for both entertaining guests and for families to enjoy. These include two raised patios and two lower tier lawns, as well as water feature, mature planted trees, shrubs and flower beds, gated side access and new fencing to the rear.

Other benefits include: UPVC double glazing throughout plus an updated boiler (fitted 2021) providing hot water and central heating with NEST controls.

St Matthews 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 in Burntwood. 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:

Accessed from the under cover porch area via the entrance door, luxury fitted Kardean herringbone flooring, ceiling light point, radiator, under stairs storage cupboard (also with Kardean flooring), stairs to first floor and doors to the lounge, dining room, kitchen and guest WC.

### LOUNGE:

10' 7" x 22' 0" into bay (3.22m x 6.70m)  
Carpeted flooring, coving, TV aerial & full fibre broadband sockets, ceiling light points, radiators and bay windows to both the front and side.

### BREAKFAST KITCHEN:

11' 7" x 10' 8" (3.52m x 3.26m)  
Fitted in 2021 the kitchen comprises a range of matching wall and base units incorporating shaker style cabinets, drawers and quartz work surfaces including a breakfast bar, under cabinet lighting, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring gas hob with extractor hood, further integrated fridge and freezer, dishwasher and space for a wine cooler, ceiling light points, windows to the side and rear, luxury fitted Moduleo flooring, door to the utility.

### UTILITY:

7' 1" x 5' 3" (2.16m x 1.60m)  
Bespoke fitted cabinets concealing the gas central heating boiler and space for a washing machine/dryer plus further storage, radiator, light point, Moduleo flooring and door to the rear.

### DINING ROOM:

8' 3" x 11' 2" into bay (2.51m x 3.40m)  
Kardean flooring, ceiling light point, radiator, bay window to the front, windows and door to the garden.

### GUEST WC:

Modern suite comprising: low level WC, wash hand basin, radiator, light point, Kardean flooring and window to the front.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch with pull down ladder, doors off to four bedrooms, family bathroom and the airing cupboard.

### MASTER BEDROOM:

10' 10" x 10' 4" (3.30m x 3.15m)  
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to the side and door to the en-suite.

### EN-SUITE:

Fully tiled suite comprising: walk in shower cubicle with mains fitted shower, vanity unit with cabinet, wash hand basin and low level WC, heated chrome towel rail, extractor fan, window to the rear.





**BEDROOM TWO:**

11' 10" x 11' 3" (3.60m x 3.42m)  
 Carpeted flooring, ceiling light point, radiator, and window to the side.

**BEDROOM THREE:**

10' 5" x 11' 6" into bay (3.17m x 3.50m)  
 Carpeted flooring, ceiling light point, radiator and bay window to the front.

**BEDROOM FOUR:**

9' 10" x 9' 6" into bay (3.00m x 2.90m)  
 Carpeted flooring, ceiling light point, radiator and bay window to the front.

**FAMILY BATHROOM:**

Modern fitted white suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, heated chrome towel rail, wall tiling, vinyl tiled effect flooring, ceiling light and window to the front.

**DOUBLE GARAGE:**

18' 4" x 18' 8" (5.58m x 5.68m)  
 Twin up and over front doors, light and electric points, pitched ceiling offering further attic storage space, room for additional white goods such as fridge and freezer.

**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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