



Pine Tree Close
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached house set on a good sized corner plot, tucked away towards the end of a shared private driveway.

Situated on a sought after and exclusive development, the property has been tastefully decorated and finished to a high specification throughout with outstanding features including: spacious living & sleeping accommodation, interconnecting conservatory and lounge, modern fitted kitchen and new modern fitted bathroom suites, good sized private rear garden as well as a garage and driveway providing off road parking.

Situated in a semi rural area and falling under Lichfield district council the property is just a short walk away from a park and is also well placed to take full advantage of local shopping facilities available at Swan Island, together with a range of further facilities including doctors surgery, superstores, good local schooling with Fulfen Primary, Chase Terrace or Erasmus Darwin Academy's nearby plus excellent leisure facilities. Also just a short car journey away is Cannock Chase, an area of outstanding natural beauty, perfect for family days out. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network.

The property has two floors; on the ground floor: reception hallway, lounge, kitchen, dining room and guest WC. On the first floor: four bedrooms with en-suite to master and family bathroom. Externally the property offers: block paved drive with parking for three vehicles, detached garage and rear garden. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Composite front entrance door, laminate flooring, ceiling light point, storage cupboard, carpeted stairs to first floor and doors to guest w/c, kitchen and lounge.

LOUNGE:

22' 4" x 11' 3" (6.80m x 3.43m)
Carpeted flooring, ceiling light points, radiator, phone & TV aerial sockets, window to front, window and French doors to side.

DINING ROOM:

10' 2" x 8' 4" (3.10m x 2.53m)
Laminate flooring, ceiling light point, radiator and window to front.

MODERN FITTED BREAKFAST KITCHEN:

13' 8" x 12' 10" (4.16m x 3.90m)
Range of matching modern wall and base units incorporating cabinets with down lighting, drawers and work surfaces, inset bowl sink and drainer with mono tap and waste disposal drain, integrated oven/grill and hob with extractor hood, other integrated appliances including fridge freezer and dishwasher, space and plumbing for washing machine, ceiling spot lights, vinyl flooring, window and door to the rear garden.

CONSERVATORY:

16' 5" x 13' 1" (5.00m x 4.00m)
Poly-carbonate sloping roof with UPVC frame set on a brick base, marble tiled flooring and French doors to the rear garden.

GUEST WC:

Suite comprising: low level WC, hand wash basin, radiator, ceiling light point and laminate flooring.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

10' 10" x 11' 2" (3.30m x 3.40m)
Built in double wardrobes, carpeted flooring, radiator, ceiling light point, windows to front and side and door to en-suite.





EN-SUITE:

Modern suite comprising: shower cubicle, cabinet hand basin, low level WC, tiled flooring, ceiling lights point, half height wall tiling and obscure window to front.

BEDROOM TWO:

13' 1" x 10' 4" (3.98m x 3.15m)
Carpeted flooring, window to front, ceiling light points and radiator.

BEDROOM THREE:

11' 2" x 9' 0" (3.40m x 2.74m)
Carpeted flooring, ceiling light point, radiator and window to side.

BEDROOM FOUR:

8' 11" x 8' 9" (2.72m x 2.66m)
Carpeted flooring, ceiling light points, radiator window to side and velux ceiling skylight.

FAMILY BATHROOM:

Modern suite comprising: bath, cabinet hand basin, low level W/C, tiled flooring, ceiling light point and velux ceiling skylights.

EXTERNALLY:

To the front of the property is parking for three vehicles. The private rear garden is enclosed by fenced borders with gated side access and features: patio area, lawn, shrubs and gravel area with pergola. There is also a large summer house with light and electric points, ideal for entertaining in the summer or for use as a garden store.

DETACHED GARAGE:

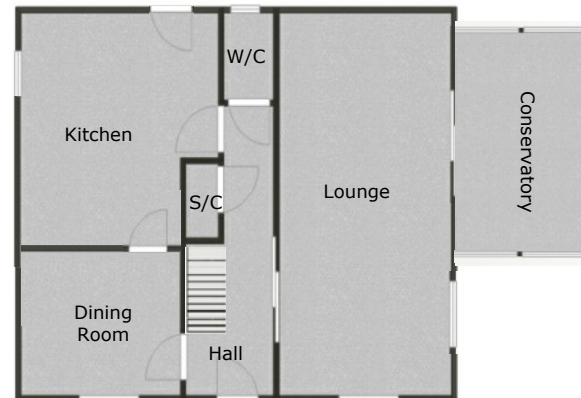
Up and over front door, pitched roof with storage space, ceiling light and electric points.

VIEWING:

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



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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