



Vaughan Way
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom semi-detached property with stunning contemporary open plan ground floor layout.

The property is only a few years old (built 2021) and is situated on a popular modern residential estate.

It briefly comprises: entrance hallway, guest WC, kitchen-diner opening to the lounge, landing, bathroom and two double bedrooms.

Outside there is parking for two vehicles and a private landscaped rear garden with gated side access, patio and gravel areas, shed and attractive borders to the rear.

The property benefits from UPVC double glazing and central heating through out.

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.

RECEPTION HALL:

Composite entrance door, vinyl mosaic tiled effect flooring, ceiling light point, useful storage cupboard, doors to the WC and open plan living area.

OPEN PLAN GROUND FLOOR:

12' 8" x 21' 3" (3.85m x 6.47m)

Entering into the modern fitted kitchen-diner which opens to the rear lounge it features: laminate flooring, ceiling lights points, under stairs store cupboard, stairs to the first floor, French doors to the rear garden and window to the side.

KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for a fridge-freezer and washing machine, ample space for a dining table and chairs.

GUEST WC:

White suite comprising: low level WC, wash hand basin, vinyl mosaic tiled effect flooring, light point, radiator and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to two bedrooms and the family bathroom.

MASTER BEDROOM:

12' 8" x 10' 5" (3.85m x 3.17m)

Built in wardrobe, airing cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

12' 8" x 8' 0" (3.85m x 2.45m)

Carpeted flooring, ceiling light point, radiator, windows to the rear.





FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling light and window to the side.

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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