



Kingsdown Road  
Burntwood

# Kingsdown Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this detached three bedroom home situated on a popular and well established residential area of Burntwood.

The property has a contemporary open plan ground floor layout which briefly comprises: entrance porch and hallway, lounge opening to the dining area and kitchen, separate utility and garage, landing, family bathroom and three bedrooms.

Externally there is parking for two vehicles plus a well maintained private rear garden with lawn and patio areas, perfect for families to enjoy.

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

The property is located in Burntwood and 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.

## **RECEPTION HALL:**

Accessed via the entrance porch it features: entrance door, laminate flooring, ceiling light point, stairs to first floor and door into the lounge.

## **LOUNGE:**

13' 11" x 10' 1" (4.23m x 3.07m)  
Ornamental fireplace with marble hearth and wooden mantle, laminate flooring, ceiling light point, window to the front, opening to the kitchen-diner.

## **KITCHEN-DINER:**

14' 5" x 9' 11" (4.40m x 3.02m)  
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, ample room for a dining table and chairs, laminate flooring, light points, window and French doors to the rear garden, door into the utility.

## **UTILITY:**

7' 10" x 7' 3" (2.38m x 2.20m)  
Fitted work top with space and plumbing for a washing machine and dryer, as well as room for an American style fridge-freezer, light point, door to the garage and door to the garden.

## **FIRST FLOOR LANDING:**

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

## **BEDROOM ONE:**

12' 6" x 8' 8" (3.81m x 2.65m)  
Built in wardrobe, laminate flooring, radiator, ceiling light point and window to the front.

## **BEDROOM TWO:**

8' 6" x 8' 11" (2.58m x 2.71m)  
Laminate flooring, ceiling light point, radiator, window to rear.





**BEDROOM THREE:**

8' 11" x 5' 10" (2.72m x 1.78m)

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

**FAMILY BATHROOM:**

White suite comprising: bath with electric shower over, wash hand basin, low level W/C, wall tiling, ceiling light, radiator 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.

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