



Springhill Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious two bedroom semi-detached property being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance porch, hallway, large front lounge, open plan kitchen-diner, rear conservatory, side entrance, landing, two large double bedrooms and modern bathroom.

Externally there is a two car block paved driveway and generous private rear garden with patio and lawn areas, perfect for families and pets to play.

There is also planning permission for a front 2 storey extension and to convert the property into two flats or potential to extend and add an additional bedroom.

Other features include: gas central heating and UPVC double glazing throughout. There are also new flat roofs and new dry ridge lining on the main roof.

Situated in Burntwood 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.

PORCH:

Double glazed sliding door and windows, ceiling light point, entrance door into the hallway.

HALLWAY:

New laminate flooring, ceiling light point, carpeted stairs to first floor and doors to the lounge and kitchen-diner.

LOUNGE:

11' 11" x 16' 11" into bay (3.62m x 5.15m)
Carpeted flooring, TV aerial and Internet/phone sockets, ceiling light point, radiator and bay window to the front.

OPEN PLAN KITCHEN-DINER:

18' 9" x 11' 6" (5.71m x 3.50m)
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, laminate flooring, ceiling light points, under stairs storage, window to rear, door to the side entrance and French doors to the conservatory.

CONSERVATORY:

8' 6" x 11' 8" (2.60m x 3.55m)
Poly-carbonate pitched roof set on a UPVC frame with brick base and double glazed windows and door, tiled flooring and light point.

SIDE ENTRANCE:

UPVC front and rear doors offering direct access from the driveway to the garden, Velux skylight, laminate flooring, fitted wall and base units with cabinets and work top.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, modern fitted bathroom and a useful storage/airing cupboard housing combi boiler.

BEDROOM ONE:

11' 11" x 15' 1" (3.62m x 4.59m)
Carpeted flooring, radiator, ceiling light point and window to the front.





BEDROOM TWO:

11' 11" x 11' 6" (3.62m x 3.51m)

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

MODERN FITTED BATHROOM:

2.77m (9' 1") x 1.96m (6' 5")

Fitted white suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, laminate tiled flooring, ceiling light, radiator and window to the rear.

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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