



Summerfield Road  
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom terraced property situated in a well established residential area and being offered with NO ONWARD CHAIN.

The property has been extended to the rear and offers a plenty of living space which briefly comprises: porch, entrance hallway, modern fitted kitchen, guest WC, large lounge with extended rear dining area, landing, modern bathroom and three good sized bedrooms.

Externally there is a private driveway, garage and low maintenance private rear garden with artificial lawn, patio and gravel areas plus direct access into the rear of the garage.

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.

## RECEPTION HALL:

Accessed via the porch it features: entrance door, carpeted flooring, ceiling light point, radiator, doors to the kitchen, guest WC and lounge.

## LOUNGE:

15' 6" x 15' 0" (4.73m x 4.57m)  
Carpeted flooring ceiling light point, radiator, door to the stairs, and large opening to the rear dining room.

## DINING AREA:

15' 0" x 9' 6" (4.57m x 2.90m)  
Carpeted flooring, ceiling light points, radiator, French doors and window to the rear.

## MODERN FITTED KITCHEN:

9' 1" x 8' 9" (2.76m x 2.67m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range cooker and extractor hood, integrated fridge, freezer, dishwasher, washing machine, light point and window to the front.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, half height wall tiling, light point and window to the front.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

9' 2" x 13' 4" (2.79m x 4.07m)  
Carpeted flooring, radiator, ceiling light point and window to rear.





**BEDROOM TWO:**

9' 2" x 11' 2" (2.79m x 3.40m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

**BEDROOM THREE:**

5' 6" x 8' 3" (1.68m x 2.52m)

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

**FAMILY BATHROOM:**

5' 5" x 5' 6" (1.65m x 1.67m)

White suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, aqua panelled walls, heated towel rail, light and window to the front.



**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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