



Oak Vale
Burntwood

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Lovett&Co Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached family home occupying a large plot situated within an exclusive private cul-de-sac.

The property has been finished to a high standard with a contemporary design throughout and features: entrance hallway, lounge, open plan kitchen diner, utility, WC and garage, landing, four bedrooms, with a family bathroom and two en-suites to both the master and second bedrooms. There is also ample parking for vehicles, large rear garden and side gardens. The property benefits from UPVC double glazing and a Worcester Bosch boiler and mega-flow system providing heating and hot water through out.

It 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:

UPVC front door, ceramic tiled flooring, recess ceiling spot lights, useful under stairs space, radiator, stairs to the first, doors to the WC, lounge and kitchen.

LOUNGE:

19' 7" x 11' 7" (5.97m x 3.53m)
Carpeted flooring, TV aerial & phone sockets, ceiling & wall light points, radiator and bay window to front.

KITCHEN WITH DINING AREA:

18' 5" x 9' 8" (5.61m x 2.95m)
Range of matching modern fitted high spec wall and base units incorporating cabinets, drawers and work

surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 induction ring hob with extractor hood, integrated dishwasher and fridge freezer, tiled flooring, radiators, recess spot lights, window and French doors to the rear, dining space for table and chairs, opening to the utility.

UTILITY:

Modern fitted matching wall and base units with cabinets, work surfaces, sink with mono tap, space for washing machine and dryer, tiled flooring, recess spot lights, extractor fan, window to side and new UPVC double glazed door to the garden, door to the integral garage.

GARAGE:

15' 3" x 7' 9" (4.65m x 2.36m)
Up & over entrance door, door to the utility and light and power points. Potential to convert into a study or gym.

OPEN FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, airing cupboard housing the mega-flow heating system and access to the loft space.

MASTER BEDROOM:

13' 6" x 11' 9" (4.11m x 3.58m)
Carpeted flooring, radiator, TV aerial socket, ceiling light point and window to the front.

EN-SUITE SHOWER ROOM:

Modern fitted white suite comprising: shower cubicle, low level WC, cabinet wash hand basin, radiator, recess spot light, tiled flooring and wall tiling, window to front.

BEDROOM TWO:

11' 4" x 10' 1" (3.45m x 3.07m)
Carpeted flooring, ceiling light point, radiator, two velux ceiling skylights, door to the en-suite.





EN-SUITE SHOWER ROOM:

Modern fitted white suite comprising: shower cubicle, low level WC, cabinet wash hand basin, radiator, recess spot light, tiled flooring and wall tiling and extractor fan.

BEDROOM THREE:

12' 2" x 8' 3" (3.71m x 2.51m)
Carpeted flooring, velux ceiling skylight, ceiling light points and radiator.

BEDROOM FOUR:

9' 2" x 8' 3" max (2.79m x 2.51m)
Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

Modern fitted white suite comprising: roll top bath, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, recess ceiling spot lights and velux window to rear.

EXTERNALLY:

The property is situated on a corner plot and has a brick paved drive, additional gravel parking area to

the side and lawn side garden. Gates to either side of the property give access to the rear garden which is enclosed by wall & fenced borders and has a paved patio, lawn garden, cold water tap & exterior light points

SERVICES:

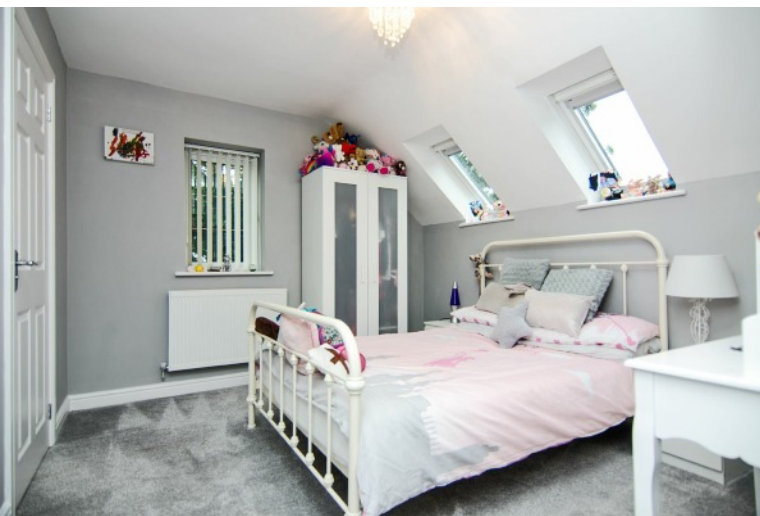
We understand from the vendors that mains gas, water, drainage and electricity are connected.

VIEWING:

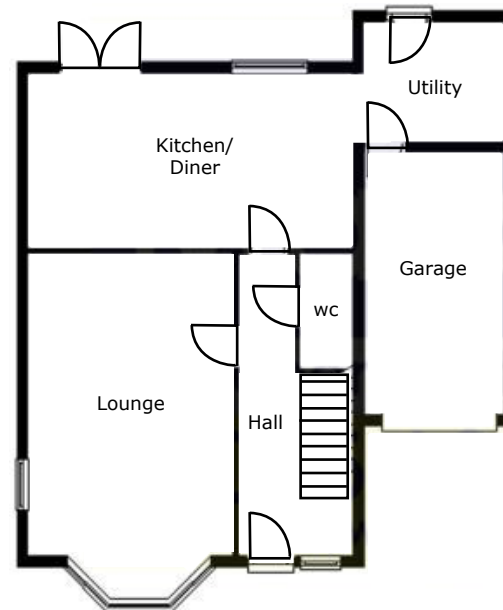
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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Ground Floor



First Floor

