



Boney Hay Road
Boney Hay, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented, refurbished three bedroom detached home, situated within the semi rural area of Boney Hay, close to Gentleshaw Common.

On the ground floor the property features a spacious open plan lounge-diner, superb modern fitted kitchen and reception hallway. There is also an integral garage. Upstairs are three bedrooms, landing area, modern fitted shower room and large useful storage cupboard. The property benefits from UPVC double glazing and central heating through out.

The property features a spacious, secluded rear garden that includes both a lawn and a patio area. At the front, there is a private driveway with ample parking.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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:

Front entrance door, Parquet effect flooring, ceiling light point and patio doors to the lounge-diner.

LOUNGE-DINER :

22' 1" x 11' 1" (6.72m x 3.38m)

Carpeted flooring, coving, TV & phone sockets, ceiling light points, two radiators, door to kitchen and French doors to the rear garden.

KITCHEN:

11' 6" x 7' 3" (3.51m x 2.22m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space and plumbing for further appliances, wall tiling, recessed spot lights, window to front and door to side of property.

INTEGRAL GARAGE:

14' 3" x 7' 5" (4.34m x 2.26m)

Up and over door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and large useful storage cupboard housing the boiler.

BEDROOM ONE:

11' 5" x 9' 9" (3.48m x 2.96m)

Built in storage cupboard, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 11" x 8' 0" (3.64m x 2.43m)

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

BEDROOM THREE:

8' 10" x 7' 4" (2.68m x 2.23m)

Carpeted flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: walk in shower cubicle with electric shower, pedestal wash hand basin, W/C, wall tiling, ceiling light point and window to rear.





VIEWING:

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

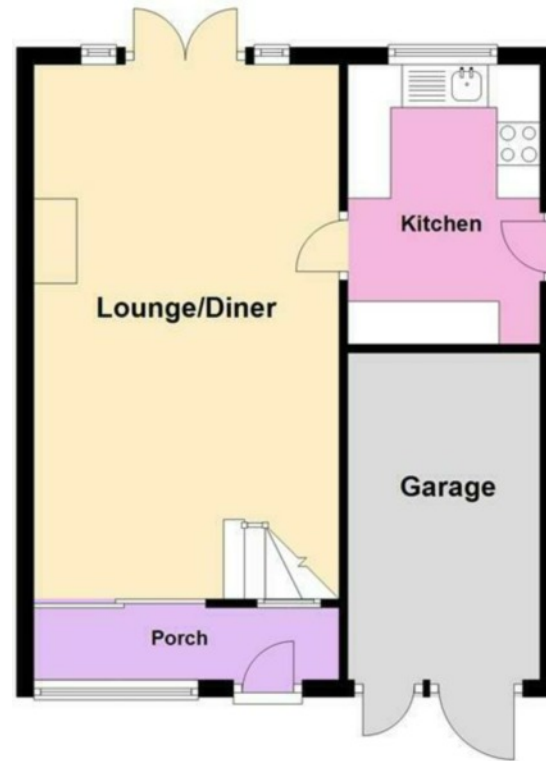
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tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

