



Bracken Close  
Burntwood



# Bracken Close Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom detached bungalow being offered with NO ONWARD CHAIN.

It briefly comprises: modern fitted kitchen, spacious lounge, modern fitted shower room, tow double bedrooms plus a garage to the side.

Externally there is a private driveway offering off-road parking and a good sized and well maintained rear garden with patio areas and lawn.

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

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore 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.

## **KITCHEN:**

8' 3" x 13' 7" (2.52m x 4.15m)

Entrance doors from both the front and side, 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 hob with extractor hood, space for a fridge-freezer, washing machine, light points, radiator, further door into the lounge.

## **LOUNGE:**

11' 4" x 17' 0" (3.45m x 5.17m)

Feature fireplace with open fire (space for electric fire or gas connection), carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiator, window to the front and door to the inner hallway leading onto the bedrooms and shower room.

## **BEDROOM ONE:**

10' 6" x 12' 1" (3.19m x 3.69m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and patio door to the rear garden.

## **BEDROOM TWO:**

9' 3" x 11' 4" (2.81m x 3.45m)

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

## **SHOWER ROOM:**

Modern fitted suite comprising: shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light point and window to the side.





### **GARAGE:**

7' 11" x 18' 3" (2.42m x 5.55m)

Up and over metal front door, light and electric points, window and door to the rear garden.

### **VIEWING:**

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

### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, 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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



