



Rowan Grove
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached house which enjoys a corner plot in a quiet cul-de-sac.

The property is being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance opening to the large kitchen-diner, spacious rear lounge, landing, modern fitted family bathroom and three large bedrooms.

Externally there is a private driveway with parking for at least three cars, plus a private rear garden with lawn, fenced borders and large side access from the front.

Other benefits include: UPVC double glazing, cavity wall insulation and gas central heating throughout provided by a combi' boiler fitted in 2016.

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.

KITCHEN-DINER:

14' 11" x 12' 8" (4.55m x 3.86m)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and further white goods, ample room

for dining table and chairs with laminate flooring, spot lights, door to the side, carpeted entrance with UPVC entrance door and stairs to the first floor, door to the lounge.

LARGE REAR LOUNGE:

14' 11" x 14' 11" (4.55m x 4.55m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial socket, ceiling light points, radiators, under stairs store cupboard, UPVC French doors to the rear garden.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

14' 11" x 11' 0" max (4.55m x 3.35m)

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

BEDROOM TWO:

8' 6" x 13' 0" (2.60m x 3.95m)

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

BEDROOM THREE:

6' 3" x 13' 0" (1.90m x 3.95m)

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

FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower over and screen, vanity cabinet wash hand basin and low level W/C, aqua panelled walls, carpeted flooring, ceiling spot lights and window to the side.





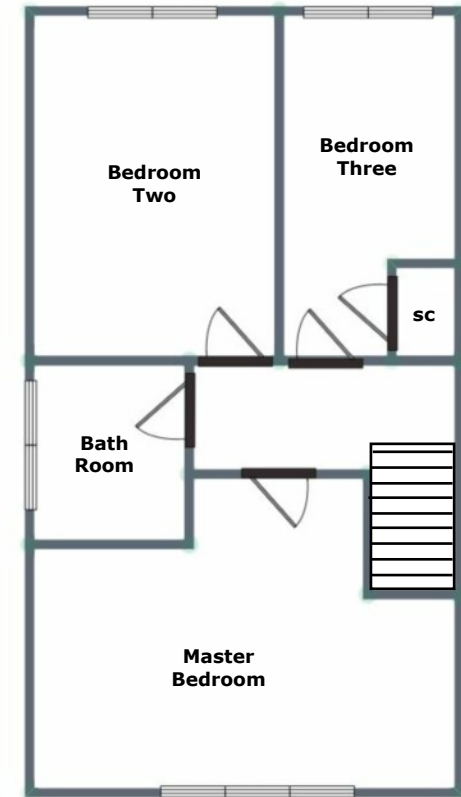
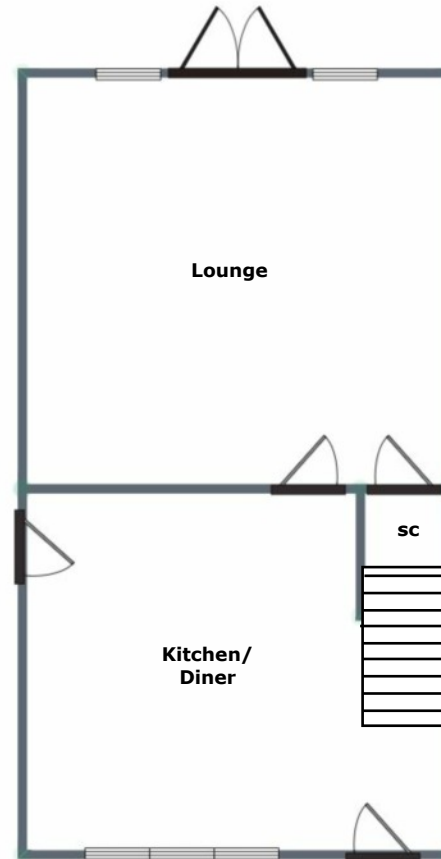
VIEWING:

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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