



Gower House
Ruston Road, Burntwood

Ruston Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this modern two bedroom first floor apartment situated on a popular new build residential estate in Burntwood.

The apartment is perfect for first time buyers or investors and offers an open plan lounge-diner, modern kitchen, two bedrooms and a modern bathroom plus allocated parking in the communal car park.

The property benefits from UPVC double glazing and central heating throughout.

Set on the brand new Burntwood Holly Blue Meadows development 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, library 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:

Entrance door, intercom security system, ceiling light point, storage cupboard and doors to the bedrooms, bathroom and lounge diner.

LOUNGE & DINER:

2.94 x 6.4m (9'8" x 21'0")
Carpeted flooring, ceiling light points, radiator, TV aerial, phone sockets, ample space for dining

table and chairs, French doors opening to the Juliet balcony.

KITCHEN:

2.02 x 2.84m (6'8" x 9'4")
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for further appliances, ceiling light point and window to rear.

BEDROOM ONE:

3.15 x 3.18m (10'4" x 10'5"ma x)
Carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

2.03 x 3.15m (6'8" x 10'4"ma x)
Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point and extractor fan.

EXTERNALLY:

As well as the communal lobby areas there is also a shared private car park with an allocated space plus visitors spaces, communal bin storage.

TENURE:

We have been advised that the property is leasehold.





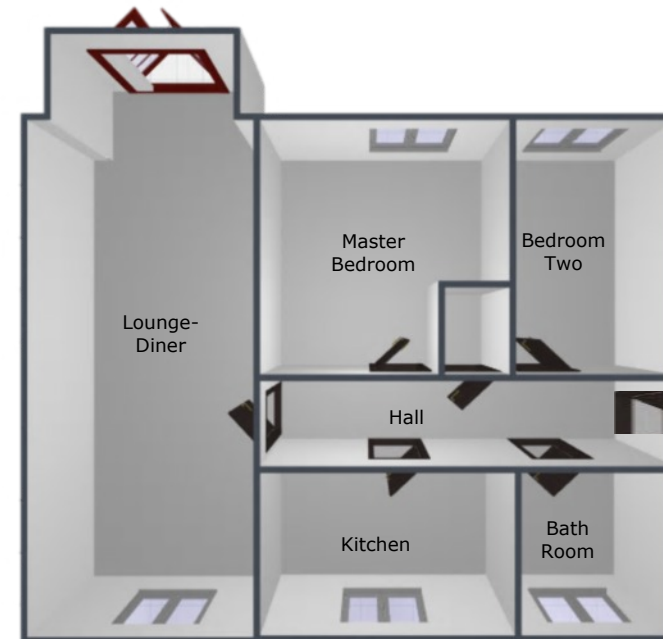
VIEWING:

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.



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