



Eights Croft
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom executive style home situated in a quiet cul-de-sac on a sought after modern residential development.

The property offers plenty of spacious living accommodation as well as four double bedrooms, large private rear garden and driveway with a detached double garage.

It briefly comprises: porch, entrance hallway, spacious lounge, modern fitted breakfast-kitchen, separate dining room, utility, guest WC, study/sitting room, open landing with door to the modern family bathroom and four bedrooms. There is also an en-suite to the master bedroom.

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:

Accessed via the entrance porch it features: ceiling light points, radiator, stairs to the first floor, doors to the guest WC, study, kitchen and French doors to the lounge.

LOUNGE:

16' 2" x 11' 6" (4.92m x 3.50m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, ceiling and wall lights, radiator, French doors to the dining room, window to the front.

BREAKFAST KITCHEN:

15' 9" x 10' 6" (4.80m x 3.20m)

Range of matching wall and base units with under lighting, including carousel corner unit, pull out larders, Bosch integrated microwave/oven/grill and fan assisted oven, five ring induction hob with extractor over, one

and a half bowl sink unit, breakfast centre island, granite work-tops, spot lights, tiled flooring, window and French doors to the garden, sliding doors to the dining room and door to the utility.

DINING AREA:

11' 0" x 10' 6" (3.35m x 3.20m)

Tiled flooring, ceiling light points, radiator, ceiling light points, French doors to the garden and lounge.

UTILITY:

Range of matching wall and base units incorporating cabinets, work tops, sink and drainer with taps, space for a washing machine, dryer and fridge-freezer.

STUDY/SITTING ROOM:

9' 11" x 8' 2" (3.02m x 2.49m)

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

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, tiled flooring, light point, heated towel rail and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and loft access hatch.

BEDROOM ONE:

11' 0" x 14' 9" (3.35m max x 4.49m max)

Built in wardrobe, carpeted flooring, radiator, ceiling light points, window to front, door to the en-suite.

EN-SUITE:

Modern suite comprising: walk in shower cubicle, low level WC, cabinets wash hand basin, tiled flooring and walls, heated towel rail, light point and window to the front.

BEDROOM TWO:

14' 2" x 10' 3" (4.31m x 3.12m max)

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





BEDROOM THREE:

8' 10" x 12' 9" (2.69m x 3.88m)

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

BEDROOM FOUR:

7' 11" x 10' 9" (2.41m x 3.27m)

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

FAMILY BATHROOM:

Modern fitted suite comprising: bath, separate shower cubicle, low level WC, wash hand basin, heated towel rail, wall tiling, spot lights, window to the rear.

GARAGE:

Twin up and over front doors, ceiling light and electric points, pitched roof offering further storage.



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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