



Newgate Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious three bedroom terraced family home situated on a popular residential estate in Burntwood.

The property offers plenty of living accommodation throughout which briefly comprises: entrance hallway opening to the open plan kitchen and dining area, large rear lounge, rear office room, landing, new fitted family bathroom and three good sized bedrooms.

Externally there is a large driveway offering ample off road parking plus a south facing private rear garden with patio area, artificial lawn perfect for families to play and for entertaining guests, plus and rear shed and rear gravel sitting area.

Other benefits include: brand new gas central heating boiler, UPVC double glazing throughout, plus a new main roof fitted in 2021 as well as upgraded sloping roofs to the dining room and office extensions.

The property is well placed to take full advantage of local shopping facilities available in Burntwood, 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.

ENTRANCE HALL:

Composite entrance door, tiled flooring, ceiling light point, radiator and opening to the kitchen and dining areas.

KITCHEN:

9' 10" x 8' 8" (3.00m x 2.65m)

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 grill plus 5 ring hob with extractor hood, space for a fridge-freezer and washing machine, wall tiling, tiled flooring, ceiling lights, opening to the dining area and door to the lounge.

DINING AREA:

7' 5" x 12' 8" (2.25m x 3.85m)

Tiled flooring, ceiling light point, radiator, window to the front and large storage cupboard.

REAR LOUNGE:

18' 1" x 10' 10" (5.50m x 3.30m)

Feature fireplace, laminate flooring, TV aerial socket, ceiling light point, radiators, French doors to the garden, door to the office and staircase to the first floor.

OFFICE:

8' 4" x 6' 9" (2.53m x 2.07m)

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

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

11' 2" x 12' 0" (3.41m x 3.66m)

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

BEDROOM TWO:

9' 6" x 11' 2" (2.90m x 3.41m)

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

BEDROOM THREE:

6' 6" x 9' 0" (1.97m x 2.75m)

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





NEW FITTED BATHROOM:

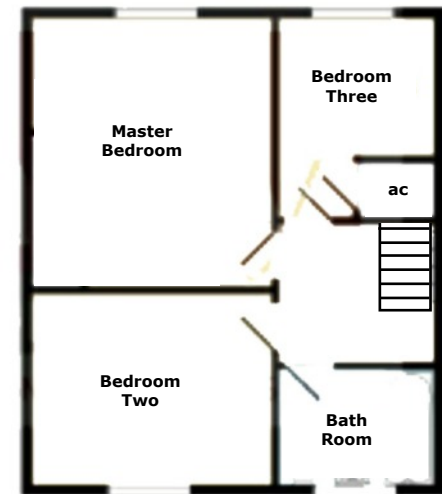
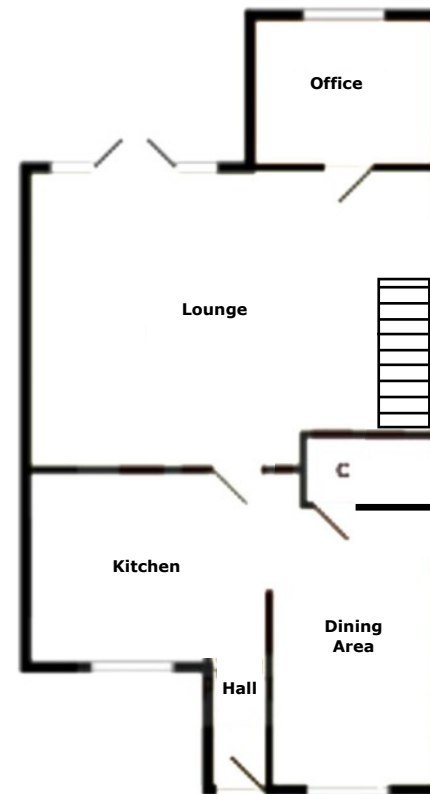
White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, towel rail, and window to the front.

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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