



Avon Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached family home occupying an enviable large end plot in a quiet cul-de-sac.

The property also has space to the side to extend (subject to planning).

Internally it briefly comprises: porch, large entrance hallway, sitting & dining area, spacious rear lounge, modern kitchen, landing, three generous bedrooms and a modern fitted family bathroom.

To the front is a block paved driveway with parking for up to four cars, plus a private rear garden with patio area ideal for entertaining, large lawn area perfect for families and pets to play, plus a side section of the garden housing the sheds.

Other benefits include: UPVC double glazing, gas central heating provided by a combi boiler, plus a new roof fitted (2023) with 13 years left of the warranty. There is also a part boarded loft space.

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.

RECEPTION HALL:

Accessed via the entrance porch it features: laminate flooring, ceiling light point, useful cloak cupboard, stairs to first floor, open plan to the sitting and dining area, doors to the lounge and kitchen.

SITTING & DINING AREA:

16' 4" x 7' 10" (4.97m x 2.39m)

Laminate flooring, ceiling light points, radiator and window to the front with further space for a sofa and TV unit.

LOUNGE:

16' 8" x 9' 11" (5.07m x 3.02m)

Feature fireplace with fitted living flame effect electric fire, laminate flooring, TV aerial sockets, ceiling and wall light points, radiator and patio doors to the rear garden.

KITCHEN:

7' 3" x 15' 11" (2.21m x 4.86m)

Range of matching wall and base units incorporating display cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob, space for a fridge-freezer, washing machine and dryer, light points, radiators, large under stairs store cupboard, UPVC door to the side and window to the rear

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

15' 11" x 9' 11" (4.86m x 3.03m)

Large double with carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 4" x 9' 11" (3.45m x 3.02m)

Further double with carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

12' 4" x 6' 9" (3.75m x 2.06m)

Generous single bedroom with carpeted flooring, ceiling light point, radiator and window to the rear.





FAMILY BATHROOM:

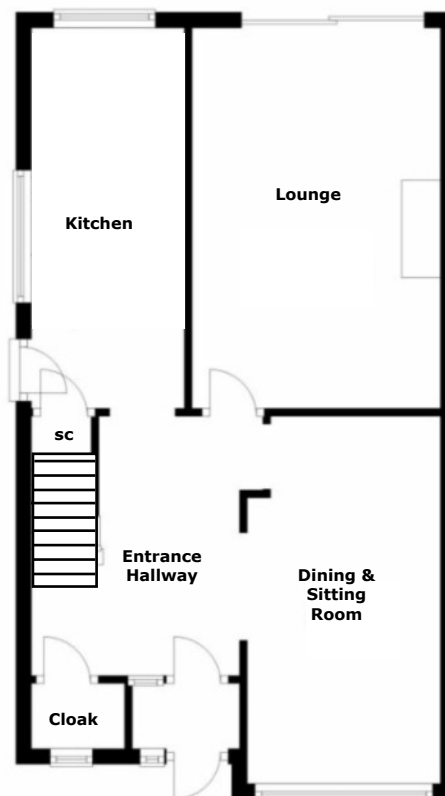
Modern fitted suite comprising: bath with electric power shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, heated towel rail, ceiling lights, large airing cupboard and window to the front.

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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