



Grange Road  
Burntwood



# Grange Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three/four bedroom semi detached house, situated in a quiet residential area.

Tastefully decorated and finished to a good modern standard throughout, the property features a spacious lounge, modern fitted well equipped kitchen and useful side lean to/utility. Additionally, there is a flexible sitting room/bedroom which was previously the garage. Upstairs are three good sized bedrooms with en-suite to the master, landing area and a modern fitted family bathroom. The property benefits from UPVC double glazing, central heating and a new boiler (2022).

Externally the property offers a private rear garden with raised decked terrace area and AstroTurf lawn. To the front is a driveway with parking for two vehicles.

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.

## **SIDE LEAN TO/UTILITY:**

2.15m x 8.06m

UPVC front door, base units, work surface, space for appliances, meter cupboard, tiled flooring, recessed spot lighting, radiator, doors to rear garden and reception hall.

## **RECEPTION HALL:**

Laminate flooring, ceiling light point, carpeted stairs to first floor accommodation, vertical radiator, doors to lounge, sitting room/bedroom and kitchen.

## **LOUNGE:**

4.78m x 3.46m

Laminate flooring, coving, TV & phone sockets, ceiling light point, radiator, useful under stairs storage cupboard and patio doors to rear garden.

## **MODERN FITTED KITCHEN:**

2.24m x 3.06m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor hood, integrated microwave and fridge-freezer, space and plumbing for dishwasher, tiled splash backs, ceiling light point and window to front.

## **SITTING ROOM/BEDROOM:**

2.43m x 5.07m

Parquet effect/carpeted flooring, ceiling light point, radiator and window to front.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

## **MASTER BEDROOM:**

4.78m x 3.48m

Carpeted flooring, radiator, ceiling light point, door to en-suite and two windows to rear.

## **EN-SUITE:**

White suite comprising: double shower cubicle. pedestal wash hand basin, w/c, tiled flooring and ceiling light point.





### **BEDROOM TWO:**

2.67m x 3.15m

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

### **BEDROOM THREE:**

2.01m x 3.15m

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

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### **DISCLAIMER:**

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