



Gullick Way
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom terraced town house style property set over three floor with stunning views stretching over Burntwood to the south.

The property briefly comprises: entrance hallway, kitchen, lounge, conservatory, landing with doors to the generous family bathroom and master bedroom, further staircase splitting to the top floor bedrooms with an en-suite to bedroom two. (Please see the floorplans for room dimensions).

Externally there is a private south facing rear garden with terraced decking area and lower level lawn, with gated access at the rear to the parking area, with driveway and garage. To the front is a communal pathway with green to the front.

Other benefits UPVC double glazed windows and gas central heating throughout powered by a modern combi' boiler around 4/5 years old.

It 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.

RECEPTION HALL:

UPVC entrance door, laminate flooring, ceiling light points, radiator, space to hang coats and store shoes, stairs to first floor and doors to the kitchen and lounge.

KITCHEN:

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 white goods such as fridge-freezer, washing machine and dishwasher, radiator, vinyl tiled effect flooring, light point and window to the front.

LOUNGE:

Carpeted flooring, ceiling light point, TV aerial sockets, radiator with decorative cover, under stairs store cupboard, patio doors to the conservatory.

CONSERVATORY:

Sloping poly-carbonate roof with a UPVC frame and inserts, windows and French doors to the garden, tiled flooring and light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the master bedrooms and the family bathroom, stairs to the top floor splitting into each of the bedrooms.

BEDROOM ONE:

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





LARGE FAMILY BATHROOM:

White suite comprising: bath, separate walk in shower cubicle, cabinet wash hand basin, low level W/C, vinyl flooring, ceiling light, heated towel rail, large airing cupboard and windows to the front.

BEDROOM TWO:

Carpeted flooring, ceiling light point, radiator, window to rear with stunning views to the south and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, light point, radiator, extractor fan and vinyl flooring.

BEDROOM THREE:

Carpeted flooring, ceiling light point, radiator and dormer 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.

DISCLAIMER:

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