



Springhill Road  
Burntwood



# Springhill Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home with stunning rear extension offering spacious living accommodation.

The property briefly comprises: entrance lobby, hallway, modern fitted kitchen, separate utility/kitchen, guest WC, dining room opening to the large extended rear lounge, landing, three well proportioned bedrooms and a modern fitted family bathroom.

The property sits on a generous plot with front driveway offering parking for several vehicles. The large rear garden features gated side access to the patio area, large lawn area with mature planted border, plus further rear patio area ideal for entertaining guest which leads to the 10ft x 10ft summer house, 10ft x 12 ft storage shed and large log store.

Other benefits include: UPVC double glazing and gas central heating throughout.

Situated in Burntwood 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.

## **ENTRANCE LOBBY:**

Composite entrance door, full height UPVC front window, oak flooring, ceiling light points, ample space for boots and coats, door to the hallway.

## **RECEPTION HALL:**

Oak flooring, ceiling light points, radiator, carpeted stairs to the first floor, openings to the dining room and kitchen, plus door to the utility/kitchen.

## **EXTENDED REAR LOUNGE:**

19' 5" x 12' 9" (5.92m x 3.89m)

Multi fuel log-burner set on slate hearth with tiled surround, pitched ceiling with Velux skylights, ceiling light point, radiators, windows and French doors to the rear garden, opening to the dining room.

## **DINING AREA:**

14' 3" x 6' 11" (4.35m x 2.10m)

Carpeted flooring, ceiling lights points, radiator, door to the utility/kitchen and opening to the kitchen.

## **KITCHEN:**

11' 2" x 11' 6" (3.40m x 3.51m)

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 grill, 4 ring induction hob with extractor hood, further integrated dishwasher, space for an American fridge-freezer, laminate tiled flooring, ceiling spot lights, vertical radiator and window to the front.

## **UTILITY/KITCHEN:**

8' 0" x 15' 7" max (2.45m x 4.75m)

Range of modern matching cabinet units with work tops, sink and drainer with tap, integrated steam combi' oven, space for washing machine and dryer, wall mounted gas boiler, laminate flooring, Velux skylights, window and door to the side and further door to the WC.

## **GUEST WC:**

Modern fitted suite comprising: low level WC, cabinet wash hand basin, radiator, light point and window to the side.

## **FIRST FLOOR LANDING:**

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

## **BEDROOM ONE:**

10' 6" x 10' 9" (3.20m x 3.27m)

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

## **BEDROOM TWO:**

10' 6" max x 8' 11" (3.20m x 2.72m)

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

## **BEDROOM THREE:**

6' 9" x 7' 9" (2.05m x 2.36m)

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





### **FAMILY BATHROOM:**

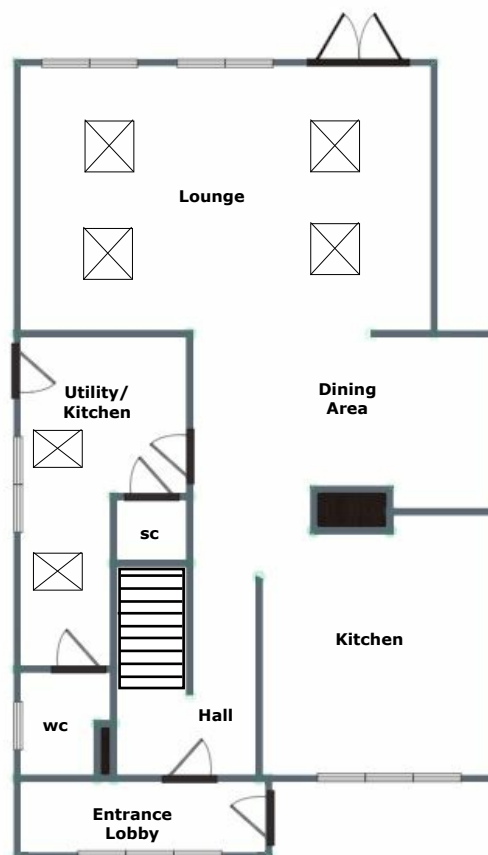
White suite comprising: p shaped bath with shower over, vanity unit with wash hand basin, low level W/C and cabinets, wall tiling, carpeted flooring, ceiling light point, and window to the front.

### **VIEWING:**

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

### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

