



Garrick Rise  
Burntwood



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Lovett&Co Estate Agents are delighted to offer for sale this beautifully presented four bedroom detached family home with contemporary open plan ground floor layout and stunning finish, throughout.

The property briefly comprises: entrance hallway, spacious front lounge with modern fireplace opening to the rear extended kitchen-diner with pitched roof and luxury finish, separate utility and WC, ground floor bedroom, landing, three further bedrooms and a superbly appointed family bathroom.

Externally there is a private driveway and low maintenance, landscaped private rear garden with decking and artificial lawn.

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.

### RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, radiator, stairs to the first floor, doors to the sitting/fourth bedroom and lounge.

### LOUNGE:

13' 10" x 18' 0" (4.21m x 5.48m)

Feature fireplace with fitted recess electric fire with living flame effect, LVT (luxury vinyl tiled) flooring, ceiling light points, radiator, window to the front and opening to the rear dining area and kitchen.

### OPEN PLAN KITCHEN-DINER:

21' 10" x 16' 3" (6.66m x 4.95m)

Stunning open plan living area incorporating the kitchen and dining area, with a pitched roof space and spot lights, it features: a range of matching modern fitted wall and base units incorporating cabinets, drawers and granite work surfaces with breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 5 ring gas hob, dishwasher and fridge-freezer, window to rear, further kitchen area leading through to the utility, LVT flooring, dining area with bi-fold doors to the rear garden.

### UTILITY:

Further range of matching base units with cabinets, work top and space for white goods such as washing machine, wall mounted boiler, doors to the side and WC.

### GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, LVT flooring, heated towel rail and spot lights.

### FIRST FLOOR LANDING:

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

### MASTER BEDROOM:

15' 3" x 12' 4" (4.65m x 3.75m)

Carpeted flooring, radiator, ceiling light point and windows to rear.

### BEDROOM TWO:

10' 6" x 9' 0" (3.21m x 2.75m)

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





### **BEDROOM THREE:**

8' 0" x 9' 0" (2.45m x 2.75m)

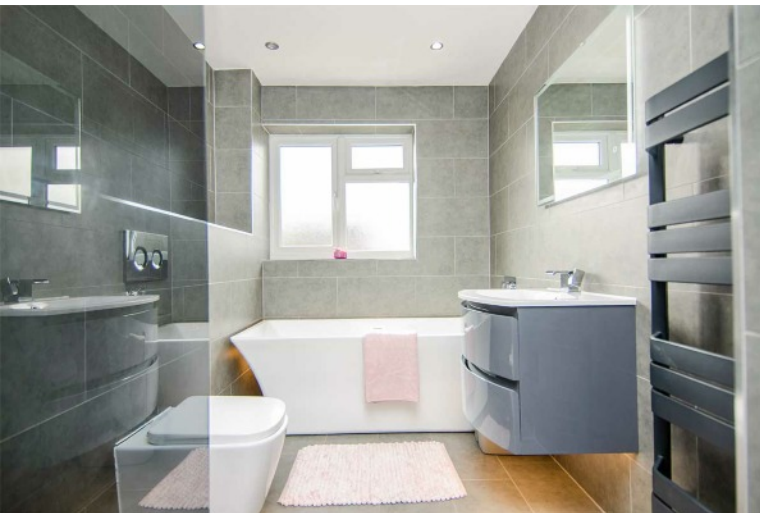
Laminate flooring, ceiling light point, radiator and window to the front.

### **FAMILY BATHROOM:**

Stunning suite comprising: bath, separate walk in shower cubicle, wall mounted drawer wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.

### **EXTERNALLY:**

At the front is a block paved driveway with parking for two/three vehicles which leads to the front entrance door. The private landscaped south facing rear garden is enclosed by fenced borders with gated side access and features; patio area



ideal for entertaining, low maintenance artificial lawn, raised planted borders.

### **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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