



**Browning Road
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained two bedroom link detached bungalow, situated in a small quiet cul-de-sac in Burntwood.

Being offered with NO ONWARD CHAIN.

Set on an enviable plot towards the end of the cul-de-sac, the property briefly comprises: entrance hallway, spacious open plan lounge-diner, good sized conservatory, modern fitted kitchen, useful utility, modern fitted shower room and two bedrooms.

Externally is a front driveway and car port providing parking for two/three vehicles plus a charming private rear garden which features a paved patio area and lawn.

The property benefits from new cladding, soffits and fascias (2025), UPVC double glazing, hard wearing Karndean flooring and a new Worcester Bosch boiler (2022) providing central heating through out.

It is well placed to take full advantage of local shopping facilities at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities nearby. 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.

HALLWAY:

Entrance door, Karndean flooring, ceiling light point, radiator, loft access hatch, doors to the lounge, bedroom and shower room.

LOUNGE-DINER:

12' 0" max x 18' 4" (3.67m x 5.58m)

Feature fireplace with fitted flame effect electric fire and brick surround, Karndean flooring, ceiling light points, radiator, rear dining area with patio doors to the conservatory and door to the kitchen.

KITCHEN:

7' 9" x 7' 7" (2.37m x 2.32m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring electric hob with extractor hood, under counter fridge, freezer and dishwasher, tiled flooring, light point, window to rear and door to the utility.

CONSERVATORY:

Poly-carbonate sloping roof with a UPVC frame and glass windows to the rear and side, tiled flooring and French doors to the garden.

UTILITY:

Laminate flooring, space and plumbing for washing machine and dryer, door to rear garden.

MASTER BEDROOM:

11' 10" x 10' 3" (3.60m x 3.12m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to front.





BEDROOM TWO:

8' 2" x 10' 3" (2.50m x 3.12m)

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

SHOWER ROOM:

Suite comprising: shower cubicle, wall mounted wash hand basin, low level W/C, wall tiling, tiled walls and flooring, ceiling light, extractor and window to side.

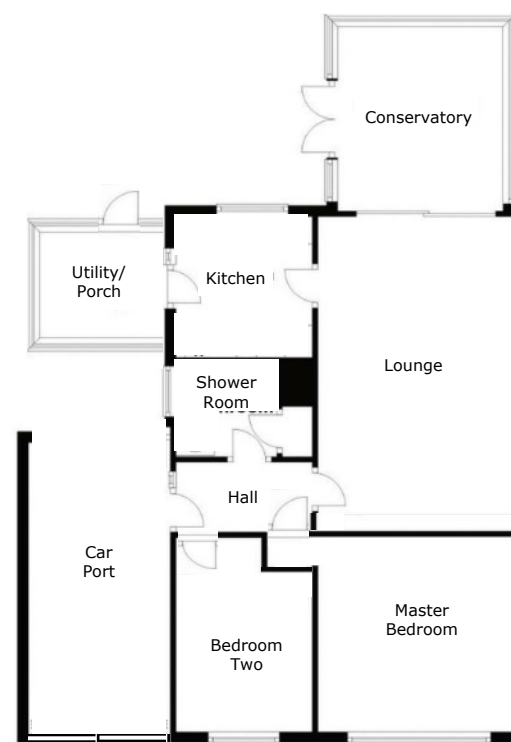


VIEWING:

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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