



Nailers Drive  
Burntwood



# Nailers Drive Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home with contemporary open plan ground floor layout.

The vendor has recently updated the property with work carried out including: rewiring, new boiler installed by British Gas and radiators, new kitchen and appliances, new flooring and carpets, new fitted bathroom, new utility UPVC window and door and a new electric roller shutter garage door.

The property is situated within a popular residential area of Burntwood and briefly comprises: porch, entrance hallway, open plan lounge with rear dining area and new modern fitted kitchen, separate utility room, integral garage, landing, modern fitted family bathroom and three good sized bedrooms.

There is parking at the front for at least three vehicles, plus a private rear garden with patio and lawn areas, perfect for families and pets to play as well as entertaining guests.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a new fitted combi' boiler.

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. 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.

## **PORCH:**

UPVC entrance door and windows to the front, further door into the hallway.

## **RECEPTION HALL:**

Laminate flooring, ceiling light point, radiator, useful storage cupboard and under stairs store, stairs to first floor and door to the lounge.

## **LOUNGE:**

13' 1" x 14' 5" (4.00m x 4.40m)  
Laminate flooring, TV aerial & phone/Internet sockets, ceiling light point, ornamental fireplace recess, radiator, bay window to the front and opening to the dining area.

## **DINING AREA:**

Laminate flooring, ceiling light point, radiator, French doors to the rear garden and open plan to the kitchen.

## **NEW FITTED KITCHEN:**

6' 11" x 19' 0" (2.12m x 5.80m)  
Range of matching modern fitted base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with modern extractor hood, space for a fridge-freezer, laminate flooring, ceiling light points, window to rear and door to the utility.

## **UTILITY:**

6' 11" x 9' 8" (2.12m x 2.95m)  
Re-plastered walls, tiled flooring light point, space and plumbing for a washing machine and dryer, UPVC window and door to the rear and door to the garage.





**GARAGE:**

7' 10" x 16' 8" (2.40m x 5.08m)  
Electric roller shutter front door, light and electric points.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, large window to the side, airing cupboard and loft access hatch, doors to the bedroom and family bathroom.

**BEDROOM ONE:**

10' 8" x 12' 2" (3.26m x 3.71m)  
Carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM TWO:**

10' 8" x 10' 2" (3.26m x 3.09m)  
Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

8' 0" x 9' 3" (2.45m x 2.82m)  
Carpeted flooring, window to front, ceiling light points and radiator.

**FAMILY BATHROOM:**

White suite comprising: bath with shower over and screen, wall mounted wash hand basin set on drawer unit, low level W/C, wall tiling, vinyl tiled effect flooring, ceiling light, heated towel rail 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.

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