



Blandford Gardens  
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom semi-detached bungalow which occupies a generous plot in a quiet cul-de-sac setting.

The property is being offered with NO ONWARD CHAIN.

Internally it briefly comprises: side porch, entrance hallway, spacious lounge-diner, kitchen opening to the rear sun room/breakfast area, bathroom and two bedrooms.

The large frontage boasts parking for several vehicles and lawn garden, with gated side access to the entrance and garage to the rear, and low maintenance private rear garden with patio area plus large shed and greenhouse to the rear.

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

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.

### SIDE PORCH:

UPVC double glazed sliding door and windows, further door into the hallway.

### RECEPTION HALL:

Carpeted flooring, ceiling light point, radiator, doors to the lounge-diner, bathroom and two bedrooms.

### LOUNGE:

10' 7" x 18' 6" (3.22m x 5.65m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, ample space for dining table and chairs, windows and door to the rear garden and door to the kitchen.

### KITCHEN:

7' 3" x 8' 10" (2.20m x 2.68m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, washing machine and fridge-freezer, light point, radiator, carpeted flooring and opening to the rear sun room.

### SUN ROOM / BREAKFAST AREA:

8' 2" x 8' 6" (2.50m x 2.60m)

Poly-carbonate sloping roof with UPVC frame and double glazed windows and doors to the garden and driveway, carpeted flooring, wall tap and light point.

### BEDROOM ONE:

9' 10" x 11' 0" (3.00m x 3.35m)

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

### BEDROOM TWO:

8' 0" x 7' 7" (2.45m x 2.30m)

Carpeted flooring, ceiling light point, radiator, window to front and modern wall mounted gas boiler.





### **BATHROOM:**

Suite comprising: walk in sit down bath with shower attachment, wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, window to the side and loft access hatch.

### **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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