



Oatfield Close  
Burntwood

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Lovett & Co. Estate Agents are delighted to present this spacious four-bedroom semi-detached family home, offering versatile living and sleeping arrangements to suit a variety of needs.

Internally, the property features a generous entrance hallway, a bright and airy rear lounge, a well-appointed breakfast kitchen with a separate utility cupboard, conservatory, and a flexible ground-floor bedroom or study. A modern family shower room completes the ground floor. Upstairs, the landing leads to three well-proportioned double bedrooms and a convenient WC.

Externally, the home is situated at the end of a quiet cul-de-sac, boasting ample parking for at least four vehicles, a garage, and a beautifully landscaped, south-east-facing two-tier garden with a patio, lawn, and storage shed.

Additional benefits include UPVC double glazing and gas central heating throughout.

It 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:**

UPVC entrance door, laminate flooring, ceiling light points, radiator, useful space beneath the stairs for coats, shoes and boots, stairs to the first floor, doors to the lounge, breakfast kitchen, shower room and fourth bedroom/study.



### **LOUNGE:**

12' 10" x 16' 11" (3.90m x 5.15m)  
Feature fireplace with fitted coal effect gas fire, carpeted flooring, ceiling light point, radiator, patio door to rear conservatory.

### **CONSERVATORY:**

12' 0" x 8' 0" (3.65m x 2.45m)  
Pitched roof with self cleaning tinted glass set into a UPVC frame with brick base, tiled flooring, electric sockets and French doors to the garden.

### **BREAKFAST KITCHEN:**

9' 10" x 17' 1" (3.00m x 5.20m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with extractor hood, space for a dishwasher and American fridge-freezer, tiled flooring, ceiling light points, room for table and chairs, window to rear, door leading to the side entrance and store cupboard plus utility store cupboard with space for a washing machine.

### **SHOWER ROOM:**

Suite comprising; walk in shower cubicle, vanity unit with cabinets, work top and wash hand basin with WC, tiled flooring, ceiling spot lights, heated towel rail and windows to the side.

### **BEDROOM FOUR/STUDY:**

9' 6" x 11' 10" (2.90m x 3.60m)  
Laminate flooring, radiator, light point and window to the front. Can be used as a bedroom, study or sitting room.

### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, and the WC.



**BEDROOM ONE:**

9' 8" x 14' 8" (2.95m x 4.47m)

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

**BEDROOM TWO:**

12' 4" x 11' 9" (3.75m x 3.57m)

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

**BEDROOM THREE:**

12' 4" x 10' 2" (3.75m x 3.10m)

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

**WC:**

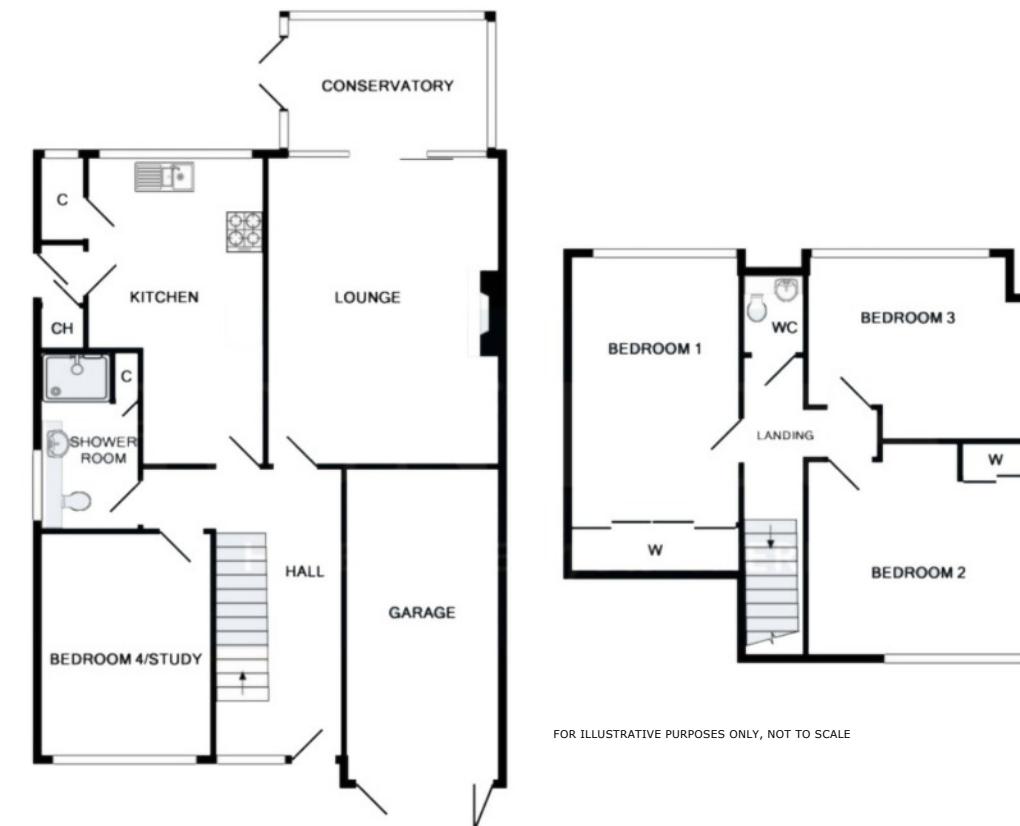
White suite comprising: vanity unit with wash hand basin, low level WC and cabinet, tiled flooring, extractor and spot lights.

**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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