



Lovett & Co.
estate agents

Lichfield Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom detached character home with private parking to the rear.

The property briefly comprises: entrance porch, large lounge with openings to the kitchen and rear dining area, utility, WC, landing, modern family bathroom and three double bedrooms.

Externally there is private parking at the rear for at least three cars, plus a rear garden with patio, lawn, clothes drying area and gated side access.

Other benefits include: UPVC double glazing and gas central heating provided by a modern combi' boiler fitted in October 2023.

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.

ENTRANCE HALLWAY:

Wooden entrance door, tiled flooring, ceiling light point, further door into the lounge.

LOUNGE:

13' 0" max x 19' 8" (3.95m x 6.00m)

Feature fireplace with fitted log burner (shared with the dining area), radiators, carpeted flooring, ceiling and wall light points, door into

the sitting room, stairs to the first floor and openings to the dining room and kitchen.

KITCHEN:

15' 3" x 8' 4" (4.65m x 2.55m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated dishwasher, fridge and freezer, tiled flooring, spot lights, window to the rear and door into the utility.

DINING ROOM:

14' 4" x 9' 4" (4.37m x 2.85m)

Aforementioned feature fireplace, carpeted flooring, ceiling light points, radiator and Bi-fold doors into the rear garden patio area.

SITTING ROOM:

10' 8" x 11' 4" (3.26m x 3.45m)

Ornamental fireplace, carpeted flooring, ceiling light point, under stairs cupboard and window to the front. Ideal for use as a sitting room, study or even a fourth bedroom if required.

UTILITY:

Fitted work top and cabinets with space and plumbing for a washing machine, tiled flooring, light point, radiator, wall mounted boiler, doors to the kitchen, garden and WC.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, light point, window to rear and extractor fan.





FIRST FLOOR LANDING:

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

BEDROOM ONE:

12' 4" max x 11' 4" (3.77m x 3.45m)

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

BEDROOM TWO:

11' 0" x 11' 4" (3.35m x 3.45m)

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

BEDROOM THREE:

14' 9" x 8' 6" (4.50m x 2.60m)

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



FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.

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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