



Elmhurst Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this, immaculately presented, four bedroom detached property, situated towards the end of a quiet sought after cul-de-sac.

On the ground floor the property features a spacious, bright and airy lounge-diner, delightful conservatory, a contemporary fitted kitchen, a recently updated guest W/C, reception hall and an integral garage. The first floor comprises four bedrooms, a landing area, and a modern family bathroom that has also been recently re-fitted. Additionally, there is a boarded attic space for extra storage.

Externally the property offers a recently tarmacked drive with parking for two/three vehicles and front lawn garden. The private rear garden is both charming and secluded, ensuring privacy. There is a paved patio, lawn with shrub borders and gated side access.

Additional enhancements include a new front door, updated soffits, guttering, and fascias at both the front and rear of the home, as well as a recently installed fuse board, electrical sockets, and light fixtures plus new glazing in three bedrooms, kitchen, landing and guest w/c.

It is well placed to take full advantage of local shopping facilities and in addition: a doctors surgery, superstore, local schools and 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 four miles away.

HALL:

UPVC front door, laminate flooring, radiator, ceiling light point, coving, carpeted stairs to first floor, doors to lounge and w/c.

LOUNGE-DINER:

13' 0" x 18' 6" (3.95m x 5.65m)

Laminate flooring, gas fire on marble hearth with contemporary surround, radiator, ceiling and recessed spot lights, coving, tv point, window to front, door to kitchen and patio doors to the conservatory.

KITCHEN:

3.51m (11' 6") x 3.03m (9' 11")

Range of matching wall and base units incorporating work surfaces, inset bowl sink and drainer with mono tap, integral oven and electric hob with extractor hood, space and plumbing for further appliances, tiled flooring and splash-backs, breakfast bar, coving, ceiling spot lights, door to storage cupboard, window to rear.

CONSERVATORY:

4.38m (14' 4") x 3.04m (10' 0")

Brick-base and UPVC frame construction with poly-carbonate roof, tiled flooring, radiator, wall lights, French doors to patio.

W/C:

White suite comprising: w/c, wash hand basin, laminate flooring, light point, radiator and window to front.

GARAGE:

5.17m (17' 0") x 2.50m (8' 2")

Double doors to front, electric supply, light point, houses boiler.

FIRST FLOOR LANDING:

Carpeted flooring, coving, ceiling light point, doors off to four bedrooms, bathroom and storage cupboard which also give access to loft.

MASTER BEDROOM:

3.91m (12' 10") x 2.64m (8' 8")

Carpeted flooring, built in wardrobe, radiator, ceiling light point, fitted wardrobes, window to front.





BEDROOM TWO:

3.03m (9' 11") x 2.53m (8' 4")

Carpeted flooring, built in wardrobe, radiator, ceiling light point, window to rear.

BEDROOM THREE:

2.64m (8' 8") x 2.51m (8' 3")

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

BEDROOM FOUR:

2.24m (7' 4") x 2.51m (8' 3")

Carpeted flooring, built in wardrobe, radiator, ceiling light point, window to rear.



BATHROOM:

White suite comprising: panelled bath with shower over and screen, cabinet sink and w/c; radiator, tiled walls, ceiling light point, window to rear.



BOX STORAGE ATTIC:

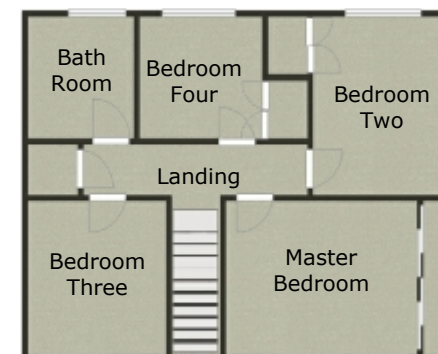
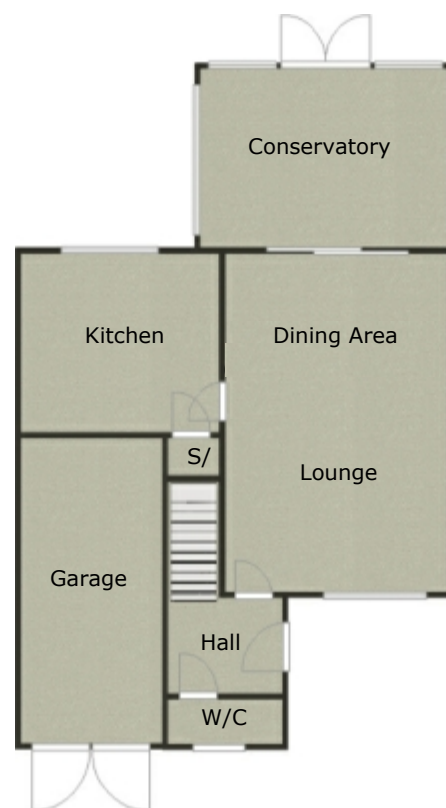
Fully boarded, radiator, ceiling light point and window to rear.

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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