



Newgate Street
Burntwood

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Lovett&Co are delighted to offer for sale this modern Family Home with Smart Tech & Expansive Garden – Available Mid-July (No Chain)

****Key Features:****

- **4 Bedrooms**** (2 spacious doubles, home office/bedroom, kids' room)
- **Stylish Modern Kitchen**** with premium appliances
- **Smart Home Tech****: Hive thermostat, app/voice-controlled lighting, Ring Pro camera
- **Low-Maintenance Garden**** with artificial grass & hot/cold water taps
- **Driveway for 2-3 cars**** (expandable) + ****Garage with New Roof****
- **Downstairs WC**** with automatic lighting + ****dedicated storage room****
- **No Chain**** – Ready for mid-July move-in

****Property Details****

Front Exterior & Entrance:

- Inviting front garden with porch featuring ****storage, PIR security lights, and LED lighting****.
- ****Wide driveway**** (2-3 cars) with potential for expansion.
- ****Ring Pro camera**** (subscription required for full functionality).

Downstairs Amenities

- ****Convenient downstairs WC**** with automatic sensor lighting.
- ****Additional storage room**** – perfect for household essentials, tools, or outdoor gear.

Bright, Modern Kitchen

- Fitted with high-end appliances: ****large induction hob, double built-in ovens, combi microwave, dishwasher, washing machine****.

- Sleek modern extraction system.
- ****PIR sensor LED lighting**** for energy efficiency.

Living Room

- New flooring and insulated exterior wall.
- ****App-controlled LED trunk lighting**** (compatible with Google/Alexa).
- ****Smart heating****: Hive thermostat + individual smart radiator valves in every room.

Bedrooms

- ****Bedroom 1****: Versatile home office/small bedroom with ****built-in storage, shelves, and removable desk**** (items negotiable).
- ****Bedroom 2****: Spacious room with ****fitted wardrobe, desk, and shelves**** – ideal for children.
- ****Bedroom 3****: Large double with ****voice/app-controlled LED lighting****.
- ****Bedroom 4****: New flooring, wall insulation, ambient LED bed lighting, and ****massive under-floor storage****.

Bathroom

- Contemporary suite with ****bath, modern shower, and glass screen****.

Loft & Storage

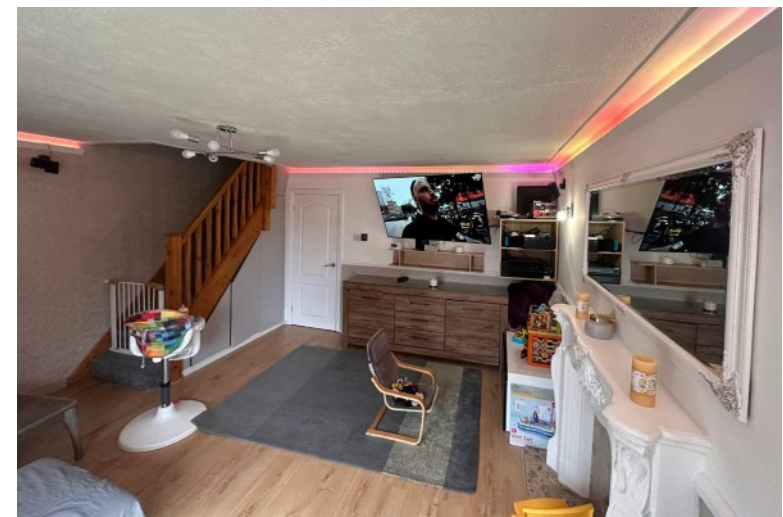
- Partially boarded loft – ample storage potential.

Garden & Outdoor

- ****Artificial grass**** for year-round ease.
- ****Double electric sockets**** + ****hot/cold outdoor taps**** (perfect for filling paddling pools!).

Garage

- Recently updated, ideal for storage or workshop use.





Additional Information

- ****Furniture & fixtures**** (shelves, desks, TV brackets, etc.) included in sale.
- ****New roof with 10 years warranty,****
- ****No chain**** – smooth, fast transaction.
- ****Available from mid-July**.**

Why Buyers Will Love This

- ****Practical extras**:** The downstairs WC and storage room add everyday convenience.
- ****Turnkey smart living**:** Move in and enjoy tech that simplifies daily life.
- ****Space for everyone**:** Home office, kids' room, and sprawling garden cater to modern families.

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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