



Birch Terrace
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Lovett&Co. Estate Agents are delighted to offer for sale this spacious four-bedroom dormer-style property, set on a generous plot with a large in-and-out driveway and a detached double garage.

The property offers well-proportioned accommodation throughout and briefly comprises: a welcoming reception hallway, a bright and spacious open-plan lounge/diner with a feature log burner, a conservatory overlooking the garden, a well-appointed breakfast kitchen with separate utility room, two ground floor double bedrooms, and a Jack and Jill style shower room. Upstairs, the landing gives access to two further double bedrooms, each benefiting from their own en-suite facilities.

Additional features include double glazing and gas central heating throughout.

Externally, the property boasts ample off-road parking via the in-and-out driveway, a detached double garage with electric roller shutter doors, and two useful loft storage areas. The private rear garden is perfect for both entertaining and family enjoyment, with a combination of patio and lawn areas, along with a garden shed for additional storage.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, takeaways, superstore, good local schooling, and excellent leisure facilities. It is also just a short walk from Gentleshaw Common, which forms part of Cannock Chase, an area of outstanding natural beauty,

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 to Birmingham and directly to London.

RECEPTION HALL:

UPVC entrance door, wooden herringbone flooring, ceiling light points, radiators, stairs to the first floor, French doors to the lounge-diner, door to the kitchen, plus passage way leading to the two bedrooms and ground floor shower room.

LOUNGE:

16' 3" max x 20' 2" max (4.95m x 6.15m)
Feature inglenook fireplace with fitted log burner, laminate flooring, ceiling and wall light points, radiators, room for dining table and chairs, window to the front, patio doors to the conservatory and door into the kitchen.

BREAKFAST KITCHEN:

13' 8" x 8' 1" (4.16m x 2.47m)
Range of matching base units incorporating cabinets and work surfaces including a breakfast bar, inset bowl sink and drainer with mono tap, integrated electric double oven and grill, 5 ring gas hob, dishwasher and fridge-freezer, tiled flooring, ceiling light points, window to the rear, door to the hallway and opening to the utility.

UTILITY:

Further range of base units with cabinets, work tops and space for a washing machine and dryer, tiled flooring, radiator, light point, window and door to the rear garden.

CONSERVATORY:

9' 10" x 9' 4" (3.00m x 2.85m)
Pitched poly-carbonate roof, UPVC frame set on a brick base, light and fan, wall heater, windows and French doors to the garden.

FAMILY BATHROOM:

Modern fitted suite comprising: walk in shower cubicle, low level WC, cabinet wash hand basin, heated towel rail, light point, laminate flooring, fully tiled walls, window to the front and doors to the hallway and third bedroom.

BEDROOM THREE:

10' 11" x 10' 1" (3.33m x 3.08m)
Carpeted flooring, ceiling light point, radiator and a window to the front.

BEDROOM FOUR:

10' 11" x 9' 8" (3.32m x 2.95m)
Carpeted flooring, ceiling light point, radiator and a window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the front with window seat, doors off to two bedrooms and large airing cupboard housing the boiler.





BEDROOM ONE:

16' 10" max x 13' 0" (5.14m x 3.97m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, loft access hatch, window to the side and door to the en-suite.

EN-SUITE SHOWER ROOM:

Suite comprising: walk in shower cubicle, low level WC, wash hand basin, radiator, vinyl flooring, light point and window to the front.

BEDROOM TWO:

10' 8" x 11' 6" (3.25m x 3.51m)

Built in wardrobe and cupboards, carpeted flooring, ceiling light point, radiator, and window to the front, plus door to the en-suite bathroom.

EN-SUITE BATHROOM:

Suite comprising: large corner bath, wash hand basin and low level W/C, vinyl flooring, radiator, ceiling light and window to rear.



DOUBLE GARAGE:

17' 3" x 18' 4" (5.26m x 5.58m)

Twin remote controlled electric roller shutter front doors, light and electric points, window and door to the rear garden, two loft access hatches.

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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