



Buckley Way  
Burntwood



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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom end-terraced family home situated on a popular modern residential estate.

The price advertised is for a 50% share of the property. If you're unsure about how shared ownership works, speak to our sales team who can answer your queries.

The property briefly comprises: entrance hallway, rear lounge-diner, modern breakfast kitchen, guest WC, landing, three good sized bedrooms, family bathroom and en-suite to the master.

Externally there is a private three car driveway, plus a low maintenance landscaped private rear garden with decking area, lawn, patio, shed and gated side access.

Other benefits include: UPVC double glazing and gas central heating throughout. There is also around 6 year remaining of the NHBC guarantee.

Set on the new residential development the property 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, library 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:

Entrance door, laminate flooring, ceiling light points, useful storage cupboard and recess beneath stairs, radiator, doors to the kitchen, lounge-diner and WC.

## LOUNGE-DINER:

4.70m x 3.94m (15'5 x 12'11)

Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, French doors and windows to the rear garden.

## BREAKFAST KITCHEN:

3.43m x 3.05m (11'3 x 10)

Range of modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces, inset sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a fridge-freezer, washing machine and dishwasher, laminate flooring, ceiling light point, ample room for breakfast table and chairs, window to the front.

## GUEST WC:

White suite comprising: low level WC, wash hand basin, laminate flooring, ceiling light point, radiator and extractor.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

## BEDROOM ONE:

3.40m max x 2.97m (11'2 max x 9'9 )

Space for wardrobes, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

## EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, laminate flooring, light point, heated towel rail and window to front.

## BEDROOM TWO:

3.28m x 2.64m (10'9 x 8'8 )

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





### **BEDROOM THREE:**

3.71m max x 2.01m (12'2 max x 6'7 )  
Carpeted flooring, ceiling light point, radiator and window to rear.

### **FAMILY BATHROOM:**

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling and laminate flooring, radiator and extractor.

### **EXTERNALLY:**

At the front is a tarmac driveway with parking for two vehicles which leads to the front entrance door. The private low maintenance rear garden is enclosed by fenced borders with gated side access and features; patio area and lawn plus rear decking area ideal for entertaining and for families to enjoy.



### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





