



Hospital Road  
Burntwood



# Hospital Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious, superbly presented, three bedroom detached dormer style property, set on a generous sized plot with delightful countryside views at the front. Being offered with NO CHAIN.

The property provides versatile living and sleeping space, including a ground floor bedroom that could serve as an office, dining room, or playroom. Additionally, it features a spacious lounge-diner and a modern fitted kitchen. In addition, there is a remarkable and generously sized reception hallway, along with a modern, high-spec fitted shower room that is under five years old. On the first floor, there are two double bedrooms.

Externally is a good sized, private and beautifully landscaped private rear garden with gated side access, a paved patio area, lawn with attractive planted borders, shed and greenhouse. There is also an integral garage and driveway offering plenty of parking.

The property benefits from a Yale alarm system, upvc double glazing and a new boiler (2023) providing central heating system.

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:

Accessed via the front porch with split double doors to front and featuring: front entrance door, carpeted flooring, ceiling light point, useful under stairs storage, stairs to first floor and doors to bedrooms, bathroom, w/c and lounge.

## LOUNGE-DINER:

25' 7" x 16' 9" (7.80m x 5.10m)

Feature fireplace with Adams surround, carpeted flooring, coving, ceiling light points, two radiators, TV aerial socket, dining area with space for table and chairs, door and window to kitchen, window to side and French doors to the rear garden.

## BREAKFAST KITCHEN:

13' 7" x 13' 2" (4.15m x 4.01m)

Range of matching base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill, four ring gas hob with extractor hood, integrated dishwasher, space for further appliances, tiled flooring, ceiling light point, window to rear and door to side of the property.

## BEDROOM THREE:

3.60m x 2.90m (11' 10" x 9' 6")

Carpeted flooring, ceiling light points and window to front.

## SHOWER ROOM:

Suite comprising: double shower cubicle, vanity wash hand basin, ceiling light point and opaque window to side. The w/c is situated in an adjoining room.

## INTEGRAL GARAGE:

17' 8" x 12' 6" (5.38m x 3.80m)

Up and over garage door to the front of the property with side entry personnel door.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the airing cupboard.

## MASTER BEDROOM:

5.10m x 3.90m (16' 9" x 12' 10")

Fitted wardrobe and bedroom furniture, carpeted flooring, ceiling light point and window to rear





### **BEDROOM TWO:**

5.10m x 2.60m (16' 9" x 8' 6")

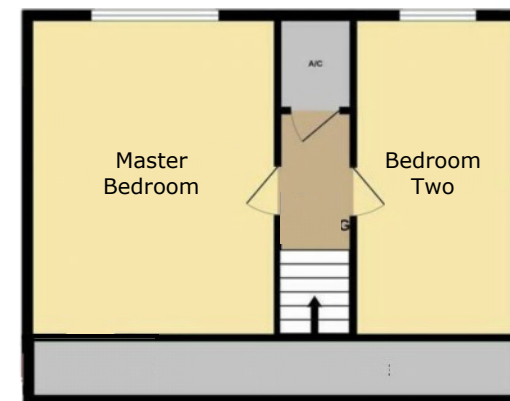
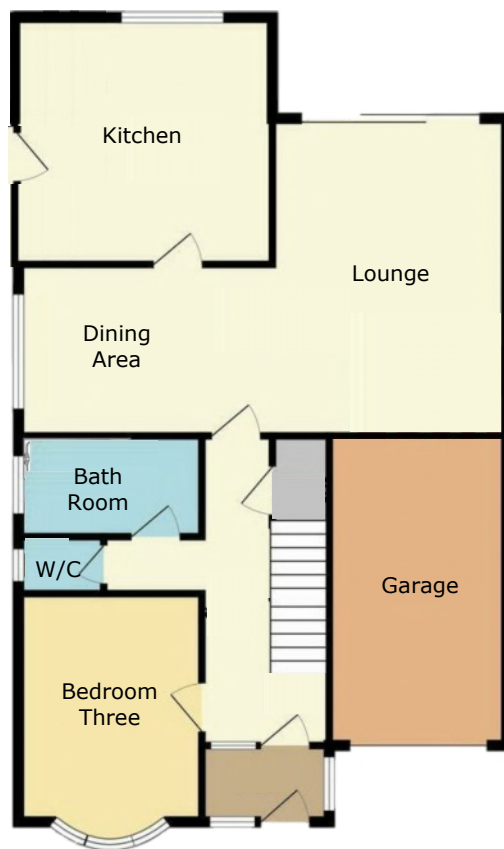
Carpeted flooring, ceiling light point, radiator and window to rear.

### **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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