



**Cross Street  
Burntwood**



# Cross Street Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and immaculately presented three bedroom detached house.

On the ground floor there is a substantial, open plan lounge-diner, superb new modern fitted kitchen and guest w/c. There is also a useful side entrance porch, hallway and integral garage. Upstairs are three good sized bedrooms, landing area and a stunning new modern fitted bathroom.

Externally there is a charming, good sized private rear garden which is not overlooked and features a lawn, paved patio well as an integral garage and driveway providing off road parking.

It 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, 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.

The property benefits from UPVC double glazing and central heating through out.

## **PORCH:**

UPVC double glazed front rear doors, laminate flooring, coving, ceiling light point and door to reception hall.

## **RECEPTION HALL:**

Laminate flooring, ceiling light point and doors to kitchen, guest w/c and lounge.

## **LOUNGE-DINER:**

17' 0" x 12' 8" (5.18m x 3.85m)  
Carpeted flooring, coving, TV & phone sockets, ceiling light points, dining area, three radiators, patio door to rear garden and stairs to first floor.

## **KITCHEN:**

10' 9" x 9' 1" (3.28m x 2.77m)  
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, space for further appliances, wall tiling, laminate flooring, recessed spot lights, wall heater and window to front.

## **INTEGRAL GARAGE:**

Up and over door.

## **FIRST FLOOR LANDING:**

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

## **MASTER BEDROOM:**

12' 3" x 9' 2" (3.73m x 2.79m)  
Built in wardrobe, access to loft, carpeted flooring, radiator, ceiling light point and window to rear.

## **BEDROOM TWO:**

13' 1" x 10' 1" (3.99m x 3.07m)  
Carpeted flooring, ceiling light point, radiator and window to front.





### **BEDROOM THREE:**

8' 4" x 7' 6" (2.54m x 2.29m)

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

### **FAMILY BATHROOM:**

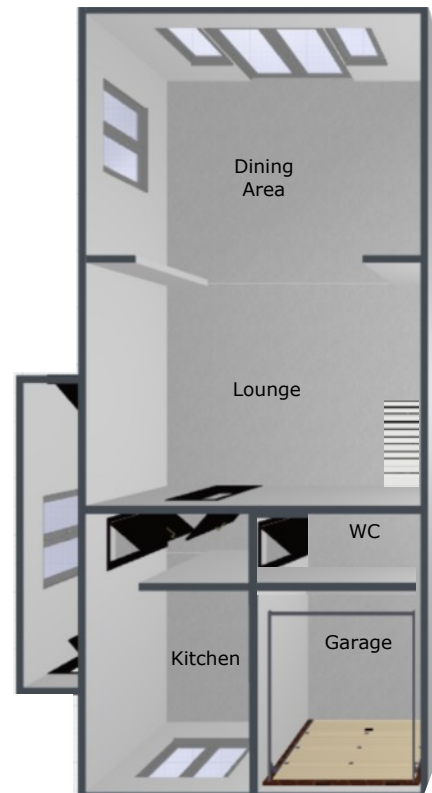
Suite comprising: bath, cabinet wash hand basin, shower, W/C, wall tiling, tiled flooring, ceiling light point and window to front.

### **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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



