



Elder Lane
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached house which has undergone a substantial refurbishment and extension being finished to an extremely high standard throughout.

The spacious interior of the property and contemporary finish makes this an extremely attractive executive style family home with the renovation work carried out on the property around 5 year ago which included: a extended rear living room with a luxury fitted kitchen including integrated Bosch appliances, fitted utility room, all new flooring, electrics, central heating system and radiators, lighting, interior doors, windows, high quality entrance door and electric garage doors.

The living accommodation comprises: entrance hallway with cloak and boot storage, large lounge with opening to the rear living area with space for a further sitting area, dining area plus the luxury kitchen, a separate sitting room which could be used as a home office, utility room, guest WC and a large double garage with electric doors to the front and rear allowing access to the additional rear garage.

The floor comprises: landing, family bathroom, four double bedrooms with a generous master bedroom and contemporary fitted en-suite.

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.

ENTRANCE HALL:

High spec steel security entrance door, boot and cloak cupboards, luxury click flooring, ceiling light point, radiators, recess spot lights and wall lighting, stairs to the first floor and doors to the lounge, sitting room and rear living space/kitchen.

LOUNGE:

13' 0" x 22' 0" (3.95m x 6.70m)

Carpeted flooring, TV aerial & phone sockets, recess spot lights, radiator, bay window to front and opening to the rear living area.

SITTING ROOM:

8' 6" x 14' 4" (2.60m x 4.37m)

Carpeted flooring, recess spot lights, radiator, bay window to front. This room would also be perfect as a games room or home office.

OPEN PLAN LIVING SPACE & KITCHEN

34' 3" x 13' 6" (10.45m x 4.12m)

Stunning open plan living area with space for both sitting and dining areas with a vaulted ceiling, sky lights, bi-fold doors to the rear garden, French doors from the hallway and the luxury fitted kitchen. All of this space has under flooring including the guest WC.

LUXURY FITTED KITCHEN:

A range of matching high specification fitted wall and base units with quartz tops, breakfast bar, inset sink and drainer with tap, Bosch fitted appliances including: electric oven and grill, induction hob with concealed extractor, dishwasher, fridge and freezer. There is also access to the guest WC, utility and double garage.

NEW FITTED UTILITY:

Matching high spec base units with cabinets, work surface, sink and drainer with tap plus space and plumbing for washing machine, radiator and recess spot lights.

W/C:

New fitted suite comprising: w/c, corner wash hand basin, radiator, ceiling light point and window to rear.

DOUBLE GARAGE/PLAYROOM:

16' 5" x 22' 1" (5.00m x 6.73m)

Double width electric roller front door, carpeted flooring, further electric door to the rear, recess spot lights, radiators, hot and cold water taps, windows to the side and newly laid and painted concrete floor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to rear, doors off to four bedrooms and the family bathroom.

MASTER BEDROOM:

13' 1" x 13' 1" (3.98m x 4.00m)

Fitted wardrobes, carpeted flooring, radiators, recess ceiling spot lights, loft access hatch, windows to both the front & rear and door to the en-suite.

CONTEMPORARY EN-SUITE:

Luxury fitted suite comprising: double walk in shower cubicle, wall mounted wash hand basin and drawer unit, low level W/C, recess spot light, heated chrome towel rail and window to rear.

BEDROOM TWO:

13' 1" x 12' 8" max (3.98m x 3.86m)

Carpeted flooring, recess ceiling spot lights, radiator and window to front.





BEDROOM THREE:

15' 0" x 8' 1" (4.58m x 2.47m)

Carpeted flooring, recess ceiling spot lights, radiator and windows to front.

BEDROOM FOUR:

9' 9" x 8' 6" (2.97m x 2.60m)

Carpeted flooring, recess ceiling spot lights, radiator and windows to rear.

NEW FITTED FAMILY BATHROOM:

Contemporary fitted white suite comprising: free standing bath with chrome taps and shower attachment, separate walk in shower cubicle, wash hand basin set on drawer unit, low level W/C, heated chrome towel rail, recess spot light and window to rear.



EXTERNALLY:

At the front is a newly laid block paved drive with parking for several vehicles. There is also a brick wall border to the front with raised flower beds on the driveway side. The double garage give access to the additional rear garage and garden. The private rear

garden is enclosed by fenced and brick wall borders with gated side access and features; newly laid patio area ideal for entertaining as well as artificial lawn gardens perfect for children and pets. The garden is south west facing so collect the sun all afternoon and evening.

ADDITIONAL SINGLE GARAGE:

Detached single garage which can be accessed through the integral double garage. Perfect for garden storage, motorbikes etc. It features an electric roller front door, window to side, electric and light points.

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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