



Cherry Close
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached property being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, spacious front lounge, kitchen-diner, landing, two double bedrooms and a modern family bathroom.

Externally there is a driveway with parking for at least two cars, plus garage and two further outside storage cupboards in the low maintenance private rear garden, with patio and decking areas.

Other benefits include: UPVC double glazing and gas central heating throughout.

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, 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:

UPVC entrance door, laminate flooring, ceiling light point, cupboard housing meters, stairs to first floor and door to the lounge.

LOUNGE:

10' 4" x 18' 1" (3.15m x 5.52m)

Feature fireplace with fitted electric fire, laminate flooring, TV aerial & phone sockets, ceiling light points, radiators, under stairs store cupboard, window to the front and rear, door to the kitchen-diner.

KITCHEN-DINER:

13' 5" x 10' 2" (4.10m x 3.10m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for white goods, further space for a dining table and chairs, tiled flooring, ceiling light point, cupboard housing the boiler, window and door to the rear.

REAR PORCH:

Accessed from the kitchen with further door leading into the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, doors off to two bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

13' 4" x 10' 3" (4.06m x 3.13m)

Built in wardrobes, laminate flooring, radiator, ceiling light point and windows to rear.

BEDROOM TWO:

10' 6" x 9' 11" (3.20m x 3.02m)

Built in wardrobe, laminate flooring, ceiling light point, radiator and window to front.





FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to the side.

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.



