



**Boney Hay Road
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom end-terraced house, situated in a popular residential area.

On the ground floor the property features a spacious open plan lounge-diner to the rear, modern fitted kitchen, guest w/c and welcoming reception hallway. Upstairs there are three well proportioned bedrooms, landing area and a family bathroom. The property benefits from UPVC double glazing and central heating throughout.

Externally the property features a good sized private rear garden and a two car driveway.

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:

Front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to guest w/c, kitchen and lounge.

LOUNGE-DINER:

16' 11" x 15' 10" (5.15m x 4.82m)
Laminate flooring, useful storage cupboard, TV & phone sockets, ceiling light points, dining area,

two radiators, window and French doors to rear garden.

KITCHEN:

14' 0" x 8' 11" (4.26m x 2.72m)
Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor fan, space for fridge-freezer, laminate flooring, ceiling light point and window to front.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

10' 9" x 14' 2" (3.27m x 4.33m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

13' 4" x 8' 3" (4.06m x 2.51m)
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

9' 3" x 7' 2" (2.82m x 2.18m)
Carpeted flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, tiled walls and flooring, ceiling light point and window to rear.





EXTERNALLY:

At the front is a two car driveway. The private rear garden is enclosed by fenced borders with gated side access, it is set over two tiers and features; patio area ideal for entertaining and lawn areas.

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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