



**Springhill Road**  
**Burntwood**



# Springhill Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained, three bedroom semi-detached house situated in a popular residential area.

The property is set on a generous sized plot with a large and well manicured, private rear garden which features a paved patio area with gazebo and lawn with attractive planted borders. To the front is a driveway with ample parking.

On the ground floor the property features a modern fitted kitchen and spacious front lounge,c. Upstairs are three good sized bedrooms, family bathroom and landing area. The property benefits from UPVC double glazing and central heating through out.

The property is well placed to take full advantage of local shopping facilities available at Swan Island and along the Chasetown high street, 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.

## **FRONT HALL:**

UPVC front door, laminate flooring, ceiling light point, stairs to first floor and door to the lounge.

## **LOUNGE:**

3.81m x 3.58m

Feature fireplace with contemporary surround, laminate flooring, TV & phone sockets, ceiling light point, radiator, window to front and door to the kitchen.

## **KITCHEN-DINER:**

4.37m x 2.40m

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated

oven and four ring hob, space for fridge freezer & washing machine, space for dining table and chairs, vinyl flooring, ceiling light point, window to rear, patio doors to the conservatory and door to the side hallway with further doors to guest w/c and side of property.

## **DOWNSTAIRS WC:**

White suite comprising: low level WC, Parquet flooring and ceiling light point.

## **CONSERVATORY:**

3.38m x 2.92m

Poly-carbonate sloping roof with UPVC frame set on a brick base, laminate flooring and door to rear garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, window to side and access to the loft space.

## **MASTER BEDROOM:**

2.92m x 3.27m

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

## **BEDROOM TWO:**

3.24m x 2.61m

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

## **BEDROOM THREE:**

2.02m x 2.35m

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

## **BATHROOM:**

Modern white suite comprising: P shaped bath with shower attachment and screen, pedestal wash hand basin, low level W/C, wall tiling, ceiling light point and window to front.





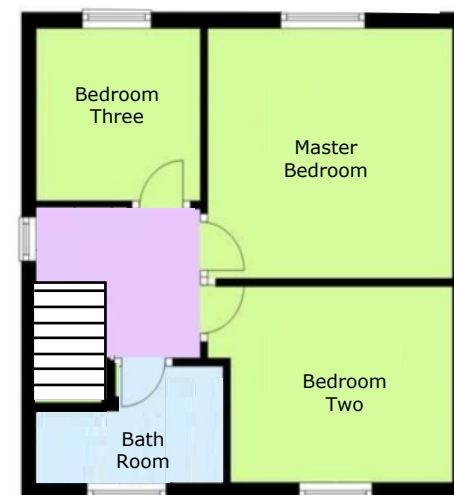
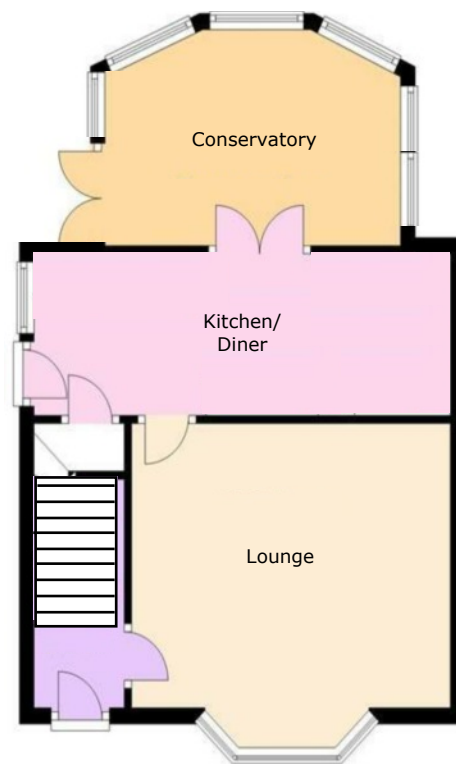
### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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