



Glenmore Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this pleasantly presented three bedroom link detached dormer bungalow. Key features of the property include: good sized open plan lounge/diner, conservatory, tandem garage and a private rear garden.

Situated in Burntwood 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

The property has two floors; on the ground floor: entrance hall, lounge/diner, kitchen, inner hallway, sitting room/bedroom, conservatory, guest w/c/utility and garage. On the top floor: two bedrooms and family bathroom. Externally the property offers: tarmac drive with parking for two/three vehicles and front/rear gardens. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

UPVC front entrance door, laminate flooring and door to lounge diner.

OPEN PLAN LOUNGE/DINER:

28'8" x 11'9" (8.74m x 3.58m)

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, laminate flooring, coving, ceiling spotlights, two radiators, dining area with space for table & chairs, window to front and patio doors to conservatory.

KITCHEN:

2.77m (9' ") x 6.20m (20' 4")

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, wall tiling, vinyl flooring, ceiling spot lights, space and plumbing for washing machine, fridge, freezer and dishwasher. Door to rear garden and door off to dining room.

BEDROOM/SITTING ROOM:

11'6" x 10'5" (3.5m x 3.18m)

Patio doors leading to conservatory, radiator and laminate flooring.

CONSERVATORY:

Polycarbonate sloping roof set on a brick base with UPVC frame, laminate flooring and door to garden.

INNER HALLWAY:

Laminate flooring, storage cupboard, carpeted stairs to first floor and doors to guest w/c/utility.

GUEST WC/UTILITY:

White suite comprising: WC, pedestal wash hand basin, space for washing machine and door to garage.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

21'1" x 10'11" (6.43m x 3.33m)

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





BEDROOM TWO:

8'7" x 5'10" (2.62m x 1.78m).
Carpeted flooring, ceiling light point, radiator,
window to rear and access to loft.

FAMILY BATHROOM:

White suite comprising: bath with shower over,
pedestal wash hand basin, low level WC, radiator,
loft access, airing cupboard and window to side.

TANDEM GARAGE:

Electric up and over front door, ceiling light and
electric points, window and door to garden.

EXTERNALLY:

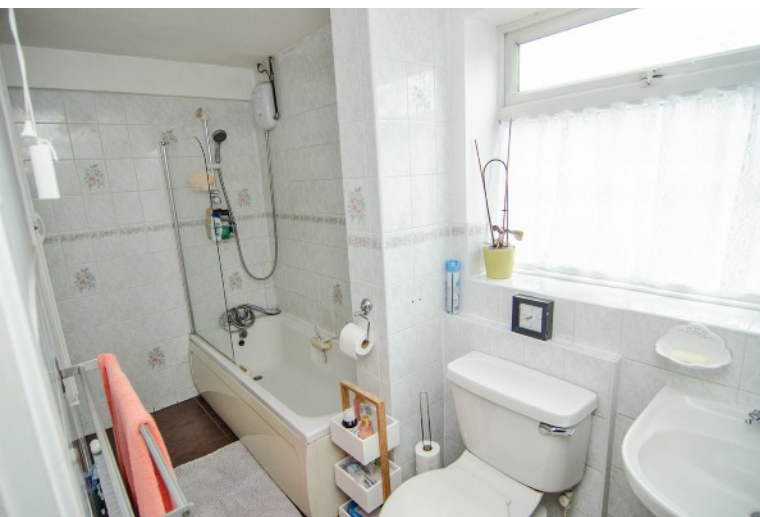
At the front is a lawn and tarmac drive with
parking for two/three vehicles which leads to the
front entrance door and garage. The private rear
garden is enclosed by fenced borders with gated
side access and features; patio area ideal for
entertaining and lawn with shrub borders.

EPC RATING:

TO BE CONFIRMED

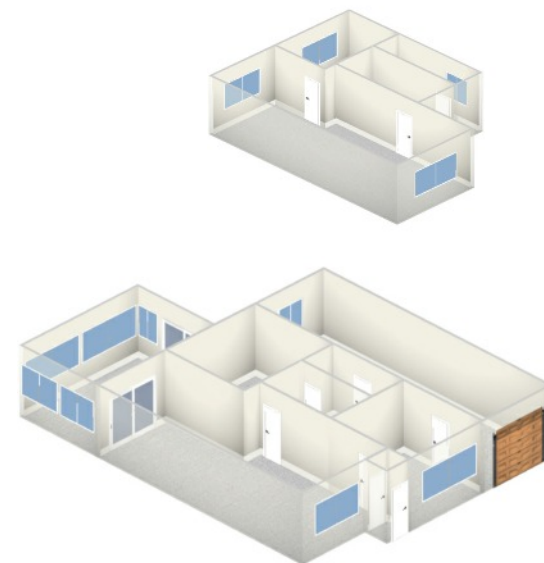
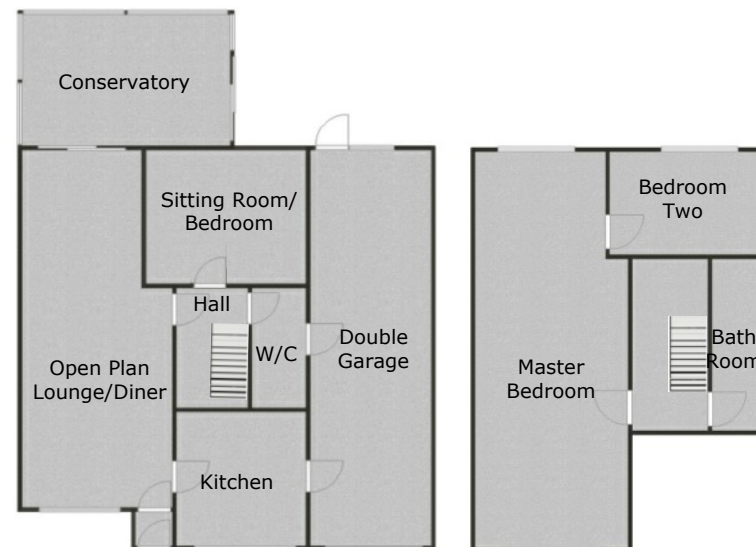
VIEWING:

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



Ground Floor

First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

