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estate agents
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FOR SALE
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**Springhill Road
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained two bedroom detached bungalow, set on a substantial plot and being offered with NO ONWARD CHAIN.

The property boasts a generously sized, beautifully landscaped, and very private rear garden that is not overlooked. It includes gated side access and features mature trees, plants, and shrubs, along with paved patio areas, a lawn, garden ornaments, and a greenhouse. At the front, there is a good-sized lawn and driveway providing plenty of parking.

Inside, the property includes: an entrance porch, a spacious open-plan lounge-diner, a good-sized conservatory, a modern fitted kitchen, a contemporary wet room, and two double bedrooms.

The property has recently been re-decorated and benefits from a new Worcester Bosch boiler (2021) providing central heating through out.

It is well placed to take full advantage of local shopping facilities at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities nearby. 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.

HALLWAY:

Entrance door, carpeted flooring, ceiling light point, radiator and door to lounge-diner.

LOUNGE-DINER:

16' 2" x 11' 11" (4.93m x 3.63m)

Feature fireplace, fitted storage units, desk, display cabinets and matching drawers, carpeted flooring,

ceiling light points, coving, radiator, window to front. Door to kitchen and door to inner hall with further doors to bedrooms, wet room and useful utility cupboard with boiler and integrated washing machine.

KITCHEN:

7' 9" x 7' 7" (2.37m x 2.32m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and 4 ring gas hob with extractor hood, integrated under counter fridge and freezer, recessed spot lights, window to front and door to side of property.

MASTER BEDROOM:

11' 11" x 9' (3.63m x 2.74m)

Fitted wardrobes, overhead cupboards, bedside tables and unit housing washing basket, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

8' 2" x 10' 3" (10' x 8' 9" (3.05m x 2.67m)

Fitted wardrobes and drawers, carpeted flooring, ceiling light point, radiator and patio doors to the conservatory.

CONSERVATORY:

10' 0" x 10' 2" (3.05m x 3.10m)

Large pitched roof with upvc frame, set on a brick base, ceiling light point with fan and door to garden

WET ROOM:

Suite comprising: electric shower, wall mounted wash hand basin, low level W/C, tiled walls and vinyl flooring, ceiling light, extractor and window to side.

VIEWING:

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

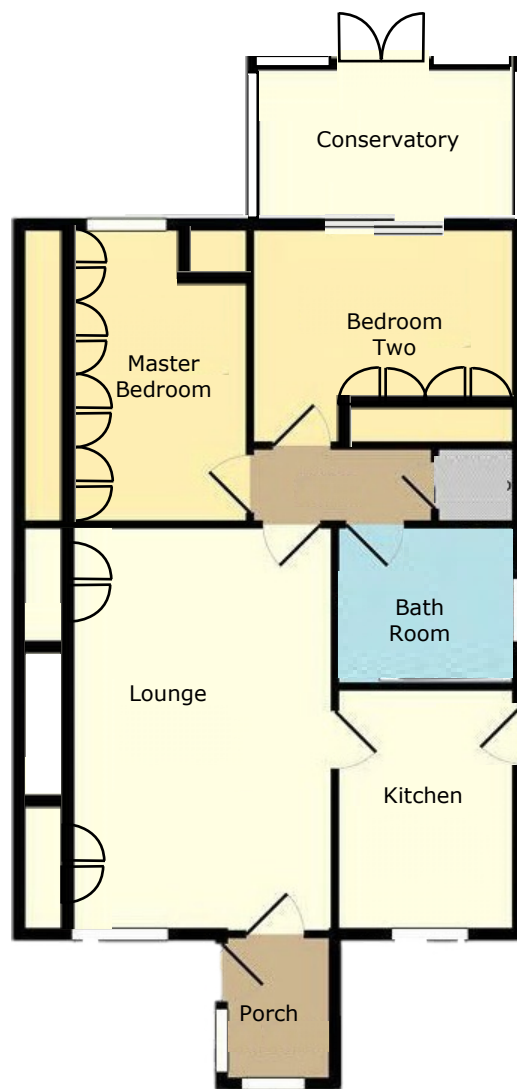




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