



West Croft  
Burntwood



# West Croft Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom mid-terraced property, an ideal starter home, situated on a popular and modern residential estate in Burntwood, just a short walk from Chasewater Country Park.

The property has a contemporary open plan layout which includes the entrance hallway, kitchen, dining area and lounge. The guest WC and utility cupboard complete the ground floor. The first floor landing leads to the modern fitted bathroom and two double bedrooms.

Externally there is parking for two vehicles at the front plus a landscaped private rear garden with patio, decking and lawn areas, ideal for entertaining guests and for children and pets to play.

Other features include UPVC double glazing and gas central heating throughout plus around 3 years remaining of the NHBC builders guarantee with the property being approximately 7 years old.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore 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.

## **ENTRANCE HALL:**

Composite entrance door, tiled flooring, ceiling light point, doors to the utility cupboard, guest WC and opening to the open plan living area and kitchen.

## **OPEN PLAN LIVING AREA:**

13' 0" x 18' 0" (3.95m x 5.49m)

Open plan area with kitchen leading on to the rear lounge and dining areas with a mix of tiled and laminate flooring, ceiling light points, radiator, TV aerial sockets, stairs to the first floor, and French doors to the rear garden.

## **KITCHEN:**

Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden effect work tops, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, further integrated fridge and freezer, tiled flooring, light point and stairs to the first floor.

## **GUEST WC:**

White suite comprising: low level WC, wash hand basin, ceiling light, radiator, tiled flooring and window to the front.

## **UTILITY CUPBOARD:**

Useful utility cupboard with plumbing and space for a washing machine as well as storage for coats and shoes etc. The cupboard also houses the gas boiler.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and loft hatch.





### **BEDROOM ONE:**

13' 0" x 8' 0" (3.95m x 2.45m)

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

### **BEDROOM TWO:**

13' 0" x 7' 7" (3.95m x 2.32m)

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

### **FAMILY BATHROOM:**

Modern fitted white suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, heated towel rail and extractor.



### **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.





