



Robinson Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, three bedroom detached family home.

Nestled away from the road on a generous sized plot, this property boasts a driveway that accommodates multiple vehicles, along with a tandem garage. Additionally, there is a very private rear garden featuring a lawn, a patio area, and an array of mature trees, plants, and shrubs

Inside, the home showcases a fantastic, newly installed modern kitchen-diner, a generously sized lounge with superb new log burner (2023), rear conservatory, convenient guest w/c, a welcoming entrance hall, and a practical porch on the ground floor. The upper level comprises three bedrooms, a landing area, and a recently fitted, modern family bathroom.

Other benefits include recently fitted windows, boiler, porch roof, insulated and boarded loft roof, floorboards and skirting boards.

The property is conveniently set within the Boney Hay area to Burntwood and is in within easy reach to the local shopping area where you can find banks, supermarkets, cafes, doctors and dentists and for the commuter the A5, M6 Toll Road and the A38 is within easy reach.. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Accessed via the porch and comprising, laminate flooring, ceiling light point, carpeted

stairs to first floor accommodation and doors to the guest w/c, kitchen-diner and lounge.

LOUNGE:

13'5 x 13'5 (4.08m x 4.08m)
Feature log-burner, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator, door to kitchen-diner and window to front.

KITCHEN-DINER:

19' 1" x 9' 8" (5.82m x 2.95m)
Range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring gas hob with extractor hood, wall tiling, tiled flooring, ceiling light points, dining area with space for table and chairs, windows and door to the conservatory.

CONSERVATORY

21'9 x 7'6 (6.62m x 2.29m)
Poly-carbonate sloping roof, upvc frame, vertical radiator, door to garage and French doors to the garden.

FIRST FLOOR LANDING:

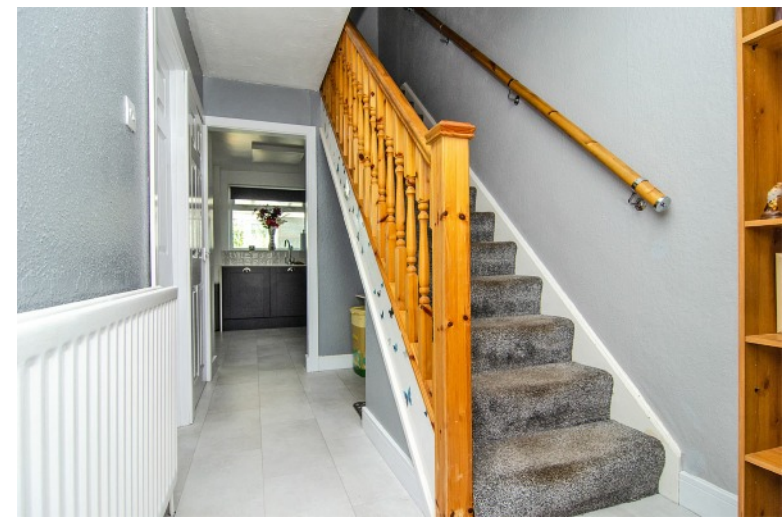
Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

11'5 x 9'8 to wardrobes (3.43m x 2.95m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

12'4 x 9'10 (3.76m x 2.99m)
Carpeted flooring, ceiling light point with fan, radiator and window to rear.





BEDROOM THREE:

7'9 x 6'8 (2.36m x 2.03m)

Carpeted flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

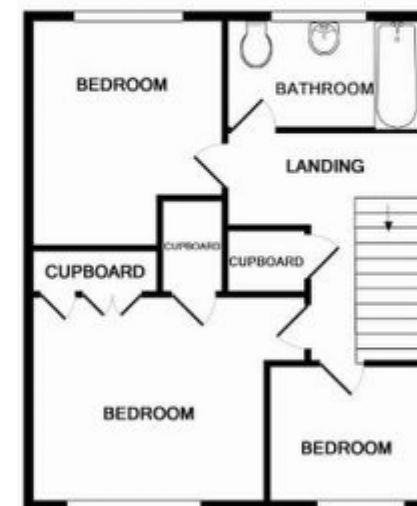
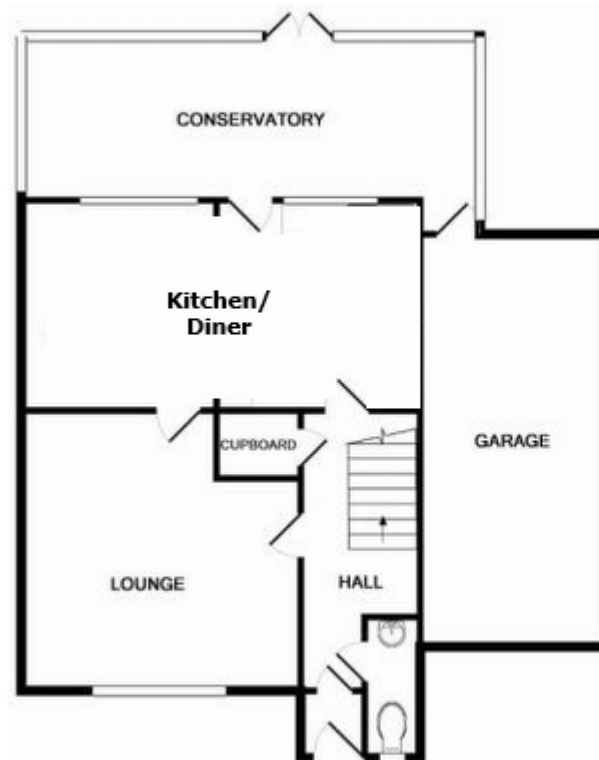
White suite comprising: bath, pedestal wash hand basin, shower, W/C, wall tiling, vinyl flooring, ceiling light point and window to rear.

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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