



Lichfield Road
Edial, Burntwood

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning and fully renovated two bedroom character property situated in the sought after Hamlet of Edial, with stunning views over the fields to the rear.

The property has undergone a full renovation with work carried out including brand new fitted kitchen and bathroom, all new flooring, doors, rewiring including new light points and switches, and new radiators and plumbing, plus plastering and full re-decoration throughout.

Internally the property briefly comprises: entrance porch, spacious front lounge opening to the rear dining area, new fitted kitchen with integrated appliances, landing with doors to the master bedroom and new fitted bathroom, plus further staircase to the top floor double bedroom.

To the front of the property is private driveway with space for one vehicle and new EV charging point. To the rear a low maintenance courtyard garden with gravel and patio areas, ideal for entertaining guest with panoramic views to the farmers fields at the rear. There is also gated side access and an outside store cupboard.

Situated on the outskirts of Burntwood in the charming semi-rural hamlet of Edial, the property is only a short drive from Lichfield city centre, offering a diverse range of amenities including local shops, cafes, restaurants, and the renowned Garrick Theatre. Excellent commuter links are available via the A38, M6 Toll Road, A5, and A452, with both Cross-City and Intercity railway lines nearby.

PORCH:

UPVC entrance door, carpeted flooring, shoes storage cupboard, composite entrance door into the lounge.

LOUNGE:

11' 6" x 12' 1" (3.50m x 3.68m)

Feature ornamental recess fireplace, carpeted flooring, ceiling light points, radiator, window to the front and opening to the dining area.

DINING AREA:

11' 6" x 7' 11" (3.50m x 2.41m)

Carpeted flooring, ceiling light point and light point in the under stairs recess, radiator, window and door into the kitchen and stairs to the first floor.

KITCHEN:

10' 6" x 7' 10" (3.20m x 2.40m)

Range of matching new fitted wall and base units incorporating cabinets, drawers and Resin work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with contemporary extractor hood, further integrated fridge and freezer, washing machine and dishwasher all unused and with warranty, ceiling spot lights and under cabinet countertop lighting, UPVC door and window into the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to the master bedroom, bathroom and further staircase to the top floor bedroom.





BEDROOM ONE:

11' 6" x 12' 1" (3.50m x 3.68m)

Carpeted flooring, radiator, ceiling light point and window to the front.

BATHROOM:

5' 11" x 7' 9" (1.80m x 2.36m)

New fitted white suite comprising: bath with shower over and screen, vanity wash hand basin and cabinets, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, demisting mirror with lights, heated towel rail, radiator and window to rear.



TOP FLOOR BEDROOM TWO:

11' 6" x 12' 1" (3.50m x 3.68m)

Carpeted flooring, radiator, ceiling spot lights and window to the front.

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.



