



Boulton Close
Hunslet, Burntwood

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Lovett&Co. Estate Agents are delighted to present for sale this spacious three-bedroom detached bungalow, set in a secluded and elevated position, well back from the roadside.

The property is offered with no onward chain, making it an ideal choice for buyers looking for a smooth and swift transaction.

Externally, the bungalow benefits from a private driveway and a detached double garage, providing ample off-road parking for several vehicles. Stairs lead up to the welcoming front entrance porch. The generous plot enjoys wraparound gardens to the front, side and rear, featuring mature trees, well-stocked flower beds, lawned areas, paved patios and raised terraces—ideal for outdoor entertaining or dining al fresco in a tranquil setting.

Internally, the well proportioned accommodation briefly comprises: entrance porch, spacious hallway, large lounge with adjoining conservatory to the rear, a breakfast kitchen, separate dining room, family bathroom, and three double bedrooms, including a master with en-suite facilities.

Further features include UPVC double glazing and gas central heating throughout.

Situated on the sought after Hunslet Estate the property is well placed to take full advantage of local shopping facilities available at Swan Island, 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.

PORCH:

UPVC double French doors and windows and windows to the front, further entrance door into the hallway.

ENTRANCE HALL:

Carpeted flooring, ceiling light points, radiators, loft hatch, opening to the lounge, French doors to the dining room, and doors to the breakfast kitchen, bathroom and three bedrooms.

LOUNGE:

13' 7" x 17' 3" (4.15m x 5.26m)

Feature fireplace with fitted electric living flame effect fire, bay window to the front, carpeted flooring, ceiling light points, radiators, TV aerial points, patio doors to the rear conservatory.

CONSERVATORY:

10' 11" x 8' 3" (3.32m x 2.52m)

Sloping glass roof with UPVC frame and double glazing, carpeted flooring, and door to the rear garden.

BREAKFAST KITCHEN:

11' 8" max x 15' 9" (3.56m x 4.80m)

Range of matching wall and base units incorporating cabinets, drawers, work surfaces and breakfast bar, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space and plumbing for further white goods, ceiling spot lights and ceiling fan, mixed carpet and laminate flooring, window and door to the rear garden.

DINING ROOM:

9' 5" x 11' 2" (2.86m x 3.40m)

Carpeted flooring, ceiling light point, radiator, patio doors to the garden and French doors to the hallway.





BEDROOM ONE:

9' 2" x 11' 10" (2.80m x 3.60m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

EN-SUITE SHOWER ROOM:

Suite comprising: shower cubicle, low level WC, wash hand basin, light point, radiator, shave point, carpeted flooring and window to the side.

BEDROOM TWO:

9' 3" x 12' 9" (2.82m x 3.89m)

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

BEDROOM THREE/STUDY:

11' 0" x 8' 0" (3.35m x 2.45m)

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



FAMILY BATHROOM:

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, shave point, radiator, ceiling light and window to the side

DOUBLE GARAGE:

Twin electric remote controlled roller shutter doors, light and electric points, pitched ceiling offering extra storage.

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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