



Larkspur Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, superbly presented, four bedroom semi-detached dormer style property, situated in a sought after residential area.

The property provides versatile living and sleeping space, including a ground floor bedroom that could serve as an office, dining room, or playroom. Additionally, it features a spacious lounge and a modern fitted kitchen. In addition, there is an inviting reception hallway, along with a modern, new high-spec fitted shower room/utility. The first floor has been re-configured and now offers three bedrooms and a new modern fitted en-suite to bedroom two.

Externally is a good sized, landscaped private rear garden with gated side access, a paved patio area, lawn with mature trees, plants, shrubs and flower beds. There is also an integral garage and driveway offering plenty of parking.

The property benefits from new flooring and carpets, re-plastering and redecorated, new banister, new front and back doors, new internal doors, new windows in porch plus a new boiler (2023) providing central heating throughout.

The property is well placed to take full advantage of local shopping facilities, together with a range of further facilities including: doctors surgery, superstore, good local schooling, library 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.

RECEPTION HALL:

Accessed via the front porch and featuring: front entrance door, vinyl flooring, ceiling light point, useful under stairs storage cupboard, stairs to first floor and doors to bedrooms, bathroom, w/c and lounge.



LOUNGE:

3.71m x 5.13m

Feature fireplace with contemporary surround, carpeted flooring, coving, ceiling light points, two radiators, TV aerial socket, door to kitchen and bi-folding doors to the rear garden.



BREAKFAST KITCHEN:

3.20m x 3.95m

Range of matching base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill, four ring gas hob with extractor hood, integrated dishwasher, space for further appliances, tiled flooring, ceiling light point, window to rear and side, door to small vestibule with cupboard housing boiler and door to side of property.



BEDROOM/DINING ROOM:

3.97m x 3.80m

Carpeted flooring, ceiling light points and window to side.

SHOWER ROOM/UTILITY:

Suite comprising: double shower cubicle, work surface with inset wash hand basin, storage cupboard, space and plumbing for washing machine and dishwasher, ceiling light point and opaque window to side. The w/c is situated in an adjoining room.



INTEGRAL GARAGE:

2.57m x 5.19m

Roller shutter garage door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms.

MASTER BEDROOM:

2.93m x 4.56m

Fitted wardrobe and bedroom furniture, carpeted flooring, ceiling light point and window to rear.



BEDROOM TWO:

2.89m x 3.01m
Fitted wardrobe, carpeted flooring, ceiling light point, radiator, door to en-suite and window to rear.

SHOWER ROOM/UTILITY:

Suite comprising: bath with shower over and screen, cabinet wash hand basin, heated towel rail, ceiling light point and velux sky light to rear,

BEDROOM THREE:

3.60 x 2.59m
Carpeted flooring, ceiling light point, radiator and window to rear.

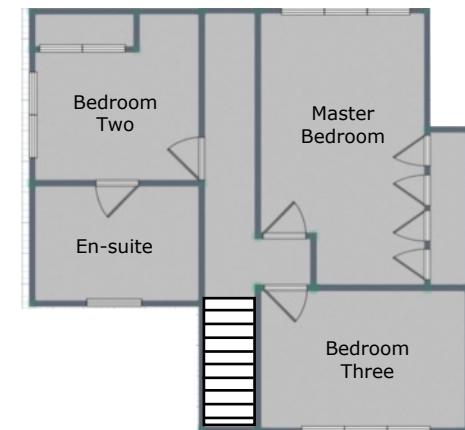
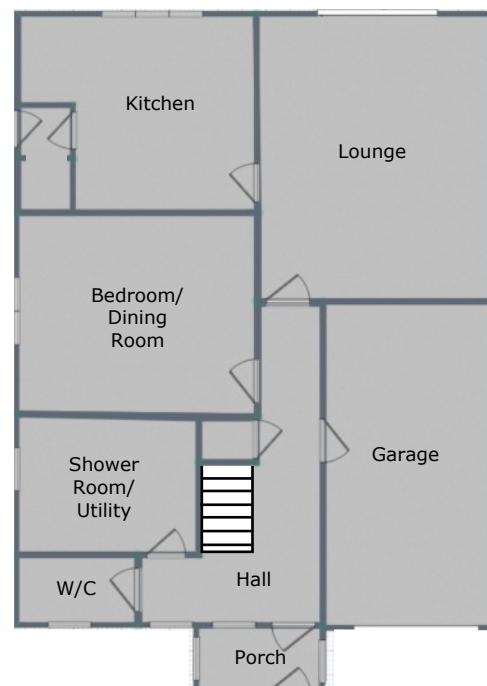


VIEWING:

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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