



Cottage Lane
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this charming, three bedroom cottage style property, set on a good sized plot with generous and very private rear garden which is not overlooked.

The deceptively spacious property features a spacious lounge and separate sitting room, two bedrooms, fitted kitchen, family bathroom and inner hall. Upstairs is another bedroom with eaves storage.

Externally the property offers a block paved driveway and detached garage. There is also the aforementioned, generous and very private rear garden which is not overlooked with a paved patio, lawn, shed and a variety of flowering plants, shrubs and mature trees.

The property benefits from a warm air heating system and electric heaters.

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.

LOUNGE:

3.90 x 6.00m

Feature fireplace with fitted log burner, carpeted flooring, TV & phone sockets, ceiling light point, feature wooden ceiling beams, door to rear sitting room, window to front, front entrance door, and door to stairs to first floor accommodation.

SITTING ROOM:

3.52m x 3.80m

Carpeted flooring, wall light points and French doors to the rear garden

KITCHEN:

3.65m x 2.29m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for oven and further appliances, carpeted flooring, strip lighting, door to inner hall, window and door to side of property.

INNER HALL:

3.65m x 2.29m

Carpeted flooring, wall light point, cupboard housing water tank and recessed cupboard housing boiler, doors to two bedrooms and bathroom.

MASTER BEDROOM:

3.42m x 3.01m

Fitted wardrobe and overhead cabinets, carpeted flooring, ceiling light point, electric heater and window to rear.





BEDROOM TWO:

2.75m x 2.53m

Carpeted flooring, ceiling light point, electric heater and window to side.

FAMILY BATHROOM:

Suite comprising: bath with shower over, pedestal wash hand basin, w/c, carpeted flooring, ceiling light point, electric heater and window to side.

FIRST FLOOR BEDROOM THREE:

3.56m x 2.91m

Carpeted flooring, radiator, ceiling light point, eves storage and window to side.

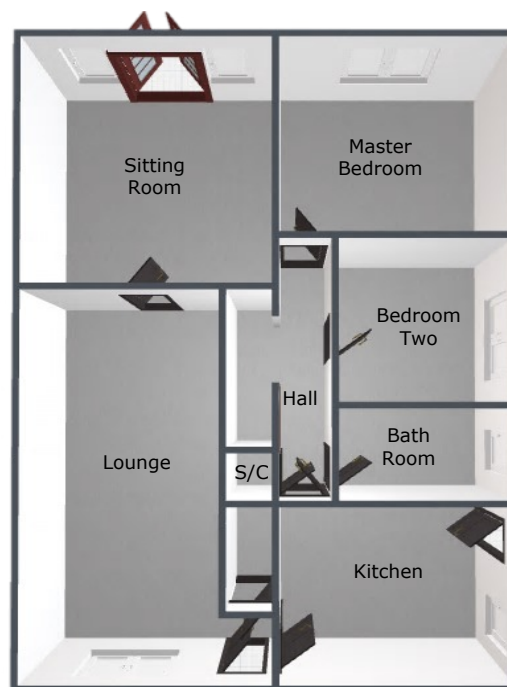


VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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