



**Avon Road
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house, set in a quiet and extremely peaceful cul-de-sac.

The property features a spacious lounge, modern fitted kitchen, welcoming reception hallway, side porch plus an integral garage on the ground floor. The first floor offers an exceptionally large master bedroom plus a further double and single bedroom, landing and a family bathroom.

Externally there is a front driveway with parking for two vehicles plus a landscaped private rear garden with lawn and patio area with wooden pergola.

Other benefits include: UPVC double glazing and gas 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 side porch and featuring: Front entrance door, laminate flooring, ceiling light point, useful cloaks cupboard, carpeted stairs to

first floor accommodation and doors to kitchen and lounge.

LOUNGE:

4.85m x 4.55m

Modern feature wall mounted fireplace, wooden wall panelling, carpeted flooring, coving, TV & phone sockets, recessed storage area, ceiling light points, window and patio doors to rear garden.

KITCHEN:

3.28m x 2.39m

Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and 4 ring hob, integrated fridge-freezer and dishwasher, tiled splash backs, tiled flooring, recessed spot lighting and window to front.

INTEGRAL GARAGE:

2.45m x 4.85m

Up ands over door.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

4.85m x 3.40m

Laminate flooring, fitted wardrobe, radiator, ceiling light point and two windows to rear.

BEDROOM TWO:

3.18m x 2.72m

Laminate flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

2.07m x 3.19m

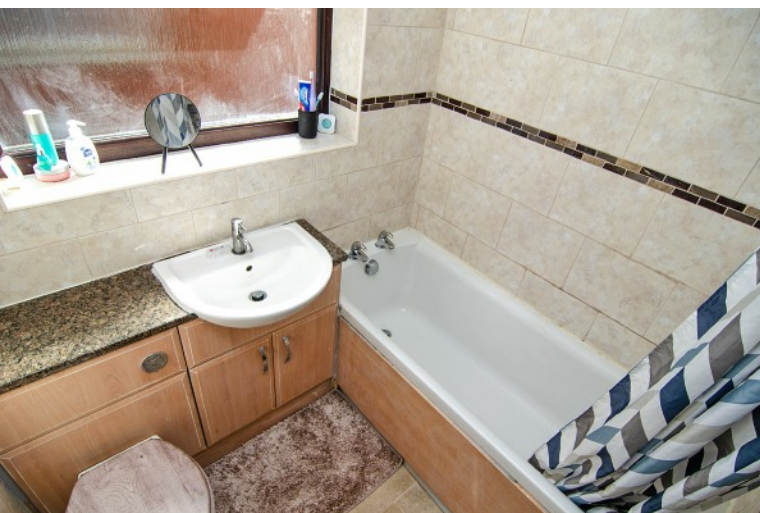
Laminate flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: bath with shower over, vanity wash hand basin, W/C and storage cupboard, wall tiling, tiled flooring, ceiling light point and window to side.

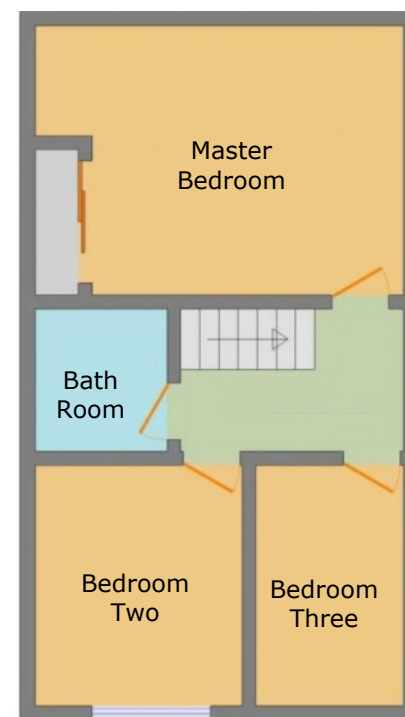
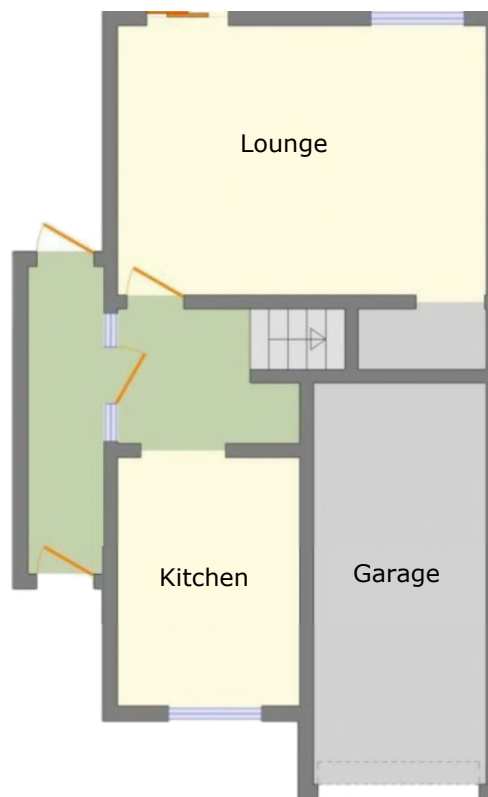
VIEWING:

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



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