



Queen Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer this renovated three bedroom semi-detached family home situated in a popular residential area.

Being offered with NO ONWARD CHAIN & VACANT POSSESSION.

The renovation works include: new gas central heating boiler, full electric rewire, all new flooring, re-plastering, new kitchen and bathroom plus additional utility space.

The property briefly comprises: side entrance, hallway, spacious rear lounge-diner, kitchen, utility, landing, three good sized bedrooms and family bathroom. There is also an integral garage, private driveway and two tiered rear garden.

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.

SIDE ENTRANCE:

UPVC doors to the front and rear, tiled flooring, light points and sliding door to the hallway.

HALLWAY:

Cushioned vinyl flooring, ceiling light point, stairs to first floor, doors to the lounge, kitchen and utility.

LOUNGE:

15' 11" x 11' 4" (4.85m x 3.45m)

New carpeted flooring, ceiling light point, recess under the stairs, window and patio doors to the rear garden.

NEW FITTED KITCHEN:

7' 7" x 10' 6" (2.30m x 3.21m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated twin electric oven and grill, plus ceramic hob with extractor hood, space for further under counter white goods, light point, cushioned vinyl flooring and window to the front.

UTILITY:

8' 0" x 6' 5" (2.43m x 1.95m)

Converted from the rear of the garage, a useful utility space with work tops, space and plumbing for a washer and dryer, ideal for coat and shoe storage etc.

INTEGRAL GARAGE:

8' 0" x 9' 0" (2.43m x 2.75m)

Metal front door, light and electric points.

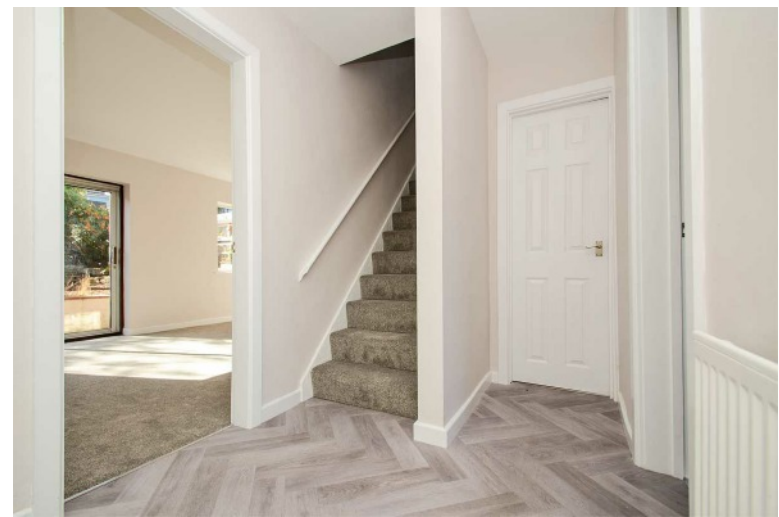
FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft hatch.

BEDROOM ONE:

15' 11" x 11' 6" (4.85m x 3.50m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and windows to rear.





BEDROOM TWO:

8' 10" x 10' 6" (2.70m x 3.19m)

Built in airing cupboard housing the boiler, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

6' 9" x 10' 6" (2.06m x 3.19m)

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

FAMILY BATHROOM:

Suite comprising: p shaped bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, cushioned vinyl flooring, ceiling light, radiator 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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