



Hillcrest Rise  
Burntwood



# Hillcrest Rise

## Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this versatile four bedroom semi-detached family home, available with NO ONWARD CHAIN.

Set within a sought-after residential area on the border of Hammerwich, the property offers spacious and adaptable living, with several rooms ideal for use as either additional bedrooms, home offices, or reception rooms.

Ground floor accommodation briefly comprises: porch, welcoming entrance hallway, large rear lounge, conservatory, kitchen-diner, side utility, shower room, dining/bedroom, and a further bedroom.

First floor accommodation includes a landing, two generously sized double bedrooms, and a large modern family bathroom. The property also benefits from an integral garage.

Externally, the home enjoys a private driveway and front garden, while the rear offers a tiered garden with patio and lawn areas complemented by mature shrubs, bushes, and colourful flowerbeds—perfect for outdoor entertaining and family life.

Additional benefits include UPVC double glazing throughout and gas central heating powered by a Worcester Bosch combi boiler.

It is situated on the outskirts of Burntwood bordering Hammerwich. The area offers a wide range of amenities including supermarket, sport centre, restaurants and high street shopping whilst being conveniently close to Cannock Chase, an area of outstanding natural beauty. Commuter benefits include: A5, A452 & M6 toll road linking the Midlands motorway network with both local & national bus & train routes available from the nearby Cathedral City of Lichfield.

### PORCH:

Entrance door, light point, tiled flooring, window to the side and further door to the hallway.

### HALLWAY:

Carpeted flooring, ceiling light points, useful storage cupboard, radiator, doors to the ground floor accommodation and stairs to the first floor.

### REAR LOUNGE:

13' 0" x 15' 11" (3.96m x 4.85m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, TV aerial socket, ceiling light points, radiators and patio doors to the rear conservatory.

### CONSERVATORY:

11' 10" x 7' 7" (3.60m x 2.32m)

Poly-carbonate pitched roof with UPVC frame set on a brick base, ceiling light and fan, tiled flooring and French doors to the garden.

### KITCHEN-DINER:

12' 0" x 11' 11" (3.66m x 3.62m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill plus 4 ring gas hob with extractor hood, further integrated fridge, ceiling light point, radiator, vinyl tiled effect flooring, window to the rear and door leading to the side utility.

### SIDE UTILITY:

UPVC doors to the front and rear allowing access into the garden from the front, space and plumbing for white goods including a washing machine, dryer, and freezer, cupboard housing the boiler, tiled flooring and light point.

### DINING ROOM/BEDROOM:

12' 0" x 9' 10" (3.65m x 3.00m)

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

### MASTER BEDROOM:

12' 0" x 12' 2" (3.65m x 3.70m)

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

### MODERN FITTED SHOWER ROOM:

8' 6" x 6' 11" (2.60m x 2.10m)

Suite comprising: walk in shower cubicle, vanity unit with wash hand basin, low level WC and cabinets, tiled flooring, spot lights, heated towel rail and window to the side.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the second bedroom, with window into the third bedroom (which could be replaced by a door giving direct access).





#### **BEDROOM TWO:**

16' 0" x 13' 1" (4.87m x 4.00m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator, window to front and door into the third bedroom.

#### **BEDROOM THREE:**

18' 10" x 12' 8" (5.75m x 3.86m)

Currently set up as a games room; carpeted flooring, radiator, ceiling light points, storage cupboard and door to the large bathroom.

#### **LARGE FAMILY BATHROOM:**

9' 3" x 9' 7" (2.81m x 2.92m)

White suite comprising: large jacuzzi corner bath, separate shower cubicle, vanity unit with wash hand basin, low level W/C, drawers and cabinets, wall tiling, tiled flooring, ceiling spot lights, 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.

#### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers have given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





