



St Peters Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom link detached family home situated within a quiet cul-de-sac in popular residential area.

The property briefly comprises: entrance porch leading to the hallway, spacious front lounge, kitchen, dining room leading to the rear extended sitting room and ground floor bedroom/study, garage/utility with WC, landing to the family bathroom and three further bedrooms.

Externally there is parking for at least four vehicles, plus a west facing rear garden with patio areas, perfect for entertaining guest as well as mature planted flower beds and shrubs.

Other benefits include UPVC double glazed windows and doors, plus gas central heating provided by a modern combi' boiler (around 6 years old), plus part board loft space with pull down ladder.

It 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, 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.

PORCH:

UPVC front door, light point, carpeted flooring, further door to the hallway.

HALLWAY:

UPVC entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

LOUNGE:

14' 7" x 14' 10" (4.44m x 4.51m)

Feature fireplace with fitted electric fire, carpeted flooring, ceiling light points, radiator, large window to the front, doors to the kitchen and dining room.

KITCHEN:

8' 9" x 9' 6" (2.66m x 2.90m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill plus 4 ring electric hob with extractor hood, space for a fridge, wall tiling, tiled flooring, ceiling light point, pantry storage cupboard and further store cupboard, window to the rear and door to the garage/utility.

DINING ROOM:

8' 10" x 9' 7" (2.68m x 2.92m)

Carpeted flooring, ceiling light points, radiator, opening to the rear sitting room.

REAR SITTING ROOM:

15' 5" x 8' 9" (4.71m x 2.67m)

Carpeted flooring, ceiling light point, radiator, window to the rear, French doors to the garden, door to the bedroom/study.

BEDROOM/STUDY:

6' 7" x 21' 0" (2.01m x 6.40m)

Versatile room which could be a bedroom, study, hobby room etc, that features: laminate flooring, ceiling light points, radiator and window to the front.

GARAGE/UTILITY:

8' 2" x 18' 3" (2.50m x 5.55m)

UPVC doors to the front and rear, fitted cabinets and work tops, space and plumbing for white goods, light point, door to the WC.





WC:

3' 10" x 4' 3" (1.16m x 1.30m)

Suite comprising: low level WC, wash hand basin, light point, extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and loft hatch with pull down ladder.

MASTER BEDROOM:

11' 4" x 13' 0" (3.45m x 3.95m)

Recess for dressing table or wardrobe, further space for wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

11' 3" x 10' 10" (3.44m x 3.30m)

Built in cupboard, wooden flooring, ceiling light point, radiator and window to rear.



BEDROOM THREE:

7' 9" x 8' 8" (2.35m x 2.65m)

Built in cabinets with hangers above, wooden flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

8' 2" x 5' 11" (2.48m x 1.80m)

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, heated towel rail, further loft hatch, and windows to the side and 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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