



Baker Street  
Burntwood



# Baker Street Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this bespoke built two bedroom detached bungalow with spacious accommodation and good sized plot with gated driveway.

The property is being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, spacious lounge and rear conservatory, modern fitted kitchen-diner, large wet room, two double bedrooms, one of which features an en-suite.

The gated property offers ample parking plus garage as well as south facing rear garden with patio and lawn areas, perfect for entertaining on sunny days.

Other benefits include: UPVC double glazing and gas central heating throughout.

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.

## RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, useful storage cupboard, doors to the lounge and kitchen-diner.

## LOUNGE:

16' 2" x 16' 5" (4.92m x 5.00m)

Feature fireplace with fitted coal effect gas and brick surround, carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiators, windows to the front and rear, French doors to the conservatory and door to the master bedroom.

## KITCHEN-DINER:

13' 9" x 13' 4" (4.20m x 4.06m)

Range of matching wall and base units incorporating cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated Boesch appliances including: electric oven & grill, microwave and 4 ring gas hob with extractor hood, dishwasher, space for a washing machine and dryer, tiled flooring, spot lights and window to the front.

## INNER HALLWAY:

Laminate flooring, spot lights, radiator, doors off to second bedroom, conservatory and wet room plus airing cupboard housing the boiler.

## CONSERVATORY:

13' 6" x 8' 7" (4.11m x 2.62m)

Pitched poly-carbinate roof with UPVC frame set on brick base, ceiling light and fan plus wall light, door to the garden and French doors to the lounge.

## BEDROOM ONE:

12' 0" x 17' 9" (3.65m x 5.40m)

Carpeted flooring, radiator, ceiling light point, windows to the front and rear, French doors to the garden, door to the en-suite.

## EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, radiator, spot lights, window to the front.

## BEDROOM TWO:

13' 9" x 13' 4" (4.20m x 4.06m)

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

## WET ROOM:

Same level flooring with non-slip vinyl, walk in shower area, wash hand basin, low level WC, spot lights and heated towel rail.





### **GARAGE:**

9' 9" x 17' 9" (2.97m x 5.41m)

Electric roller shutter front door, light and electric points, window to the side and loft access hatch.

### **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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