



Union Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom character property. The property has been sympathetically finished to a good modern standard whilst still retaining its original charm with outstanding features throughout including: spacious lounge with feature rustic brick chimney breast, superb extended breakfast kitchen, two large double bedrooms and a large private rear garden ideal for entertaining.

The property is located in Burntwood and 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.

The property has two floors; on the ground floor: hall, lounge, breakfast kitchen and bathroom. On the first floor: two bedrooms. Externally the property offers a private rear court yard with coal shed and external w/c. The property benefits from UPVC double glazing and central heating through out.

ENTRANCE HALL:

Front entrance door, picture tiled flooring, cupboard housing boiler, ceiling light point, radiator and door to lounge.

LOUNGE:

20' 6" & 14' 11" (6.25m x 4.55m)

Feature rustic brick chimney breast with raised quarry hearth housing multi-fuel burning fire, laminate flooring, TV aerial point, ceiling light points, storage cupboard, two radiators and door to kitchen.

EXTENDED BREAKFAST KITCHEN:

15' 2" x 5' 2" (4.62m x 1.57m) 12' 1" x 9' 1" (3.68m x 2.77m)

Extensive range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with mono tap, space for oven, tiled splash backs, tiled flooring, feature wooden ceiling beam, ceiling light point, space for dishwasher & fridge/freezer, space for table and chairs, door to stairs to first floor, window to side, French doors to garden and door to vestibule with access to bathroom.

FAMILY BATHROOM:

Suite comprising: bath with shower over, pedestal wash hand basin, w/c, extractor fan, radiator, part wall tiling, tiled flooring, part wooden wall panelling and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft via pull down ladder, smoke alarm and doors off to two bedrooms.

MASTER BEDROOM:

13' 2" x 9' 8" (4.01m x 2.95m)

Wooden flooring, radiator, ceiling light point, fitted wardrobe and window to front.





BEDROOM TWO:

10' 2" x 10' (3.10m x 3.05m)

Carpeted flooring, built in wardrobe, radiator, ceiling light point and window to rear.

EXTERNALLY:

The charming & large private rear garden is ideal for entertaining, it is enclosed by fenced borders with gated side access and features: . gravel area

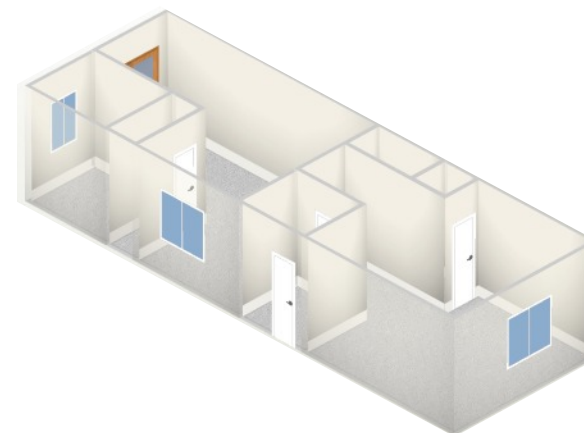
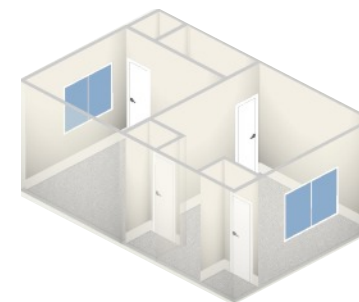
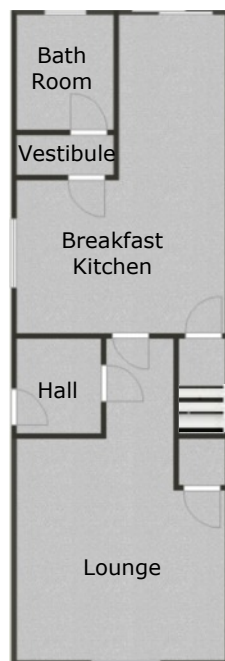
with steps up to a paved area and lawn with various plants and shrubs, beyond this in another lawn with pergola and a trellis border.

VIEWING:

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

Ground Floor

First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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