

Lovett & Co.
estate agents

Gullick Way
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom town house set over three floors.

The property offers ample living and sleeping accommodation throughout and briefly comprises: entrance hallway, modern fitted kitchen, rear lounge and large conservatory, guest WC, landing with doors to the master bedroom and large family bathroom, plus further staircase to the two top floor double bedrooms, one of which has an en-suite shower room.

Externally there is a small front courtyard offering privacy and access from the pavement, plus charming rear garden with patio area, mature planted shrubs and flower beds, plus gated access to the rear parking area, with garage and car parking space.

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:

Composite entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and doors to the kitchen, guest WC and lounge.

LOUNGE:

11' 8" x 12' 0" (3.55m x 3.65m)

Wall mounted gas fireplace, carpeted flooring, ceiling light point, radiator, under stairs storage cupboard, patio doors to the conservatory.





CONSERVATORY:

9' 4" x 11' 4" (2.85m x 3.45m)

Poly-carbonate pitched roof with UPVC frame set on a brick base, laminate flooring, wall mounted electric panel heater, French doors to the rear garden.

KITCHEN:

7' 10" x 7' 10" (2.40m x 2.38m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor fan, space for white goods such as fridge-freezer, washing machine and dishwasher, vinyl flooring, ceiling lights, window to the front.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, laminate flooring, light point and extractor,

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the master bedrooms and family bathroom plus stairs to the second floor.

BEDROOM ONE:

11' 8" x 12' 1" (3.55m x 3.68m)

Recess with space for wardrobe and dressing table or drawers, carpeted flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

White suite comprising: bath, separate walk in shower cubicle, pedestal wash hand basin, low level W/C, wall tiling and tiled flooring, ceiling lights, radiator, extractor fan, airing cupboard and windows to the front.

BEDROOM TWO:

11' 7" x 11' 10" max (3.52m x 3.60m)

Carpeted flooring, ceiling light point, radiator, window to the rear and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, laminate tiled flooring, wall tiling, radiator, light point and extractor fan.





BEDROOM THREE:
 11' 8" x 10' 9" (3.55m x 3.27m)
 Built in dressing table with shelving, carpeted flooring, ceiling light point, radiator and window to the front

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 has 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.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
80-80	C		
55-68	D		
38-54	E		
21-38	F		
1-20	G		

