



Lovett & Co.
estate agents

Howdle Road
Burntwood

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Lovett&Co. Estate Agents are delighted to offer for sale this well presented three bedroom semi-detached house situated on a sought after modern residential development in Burntwood.

The property briefly comprises: entrance hallway, kitchen-diner, lounge, guest WC, landing, family bathroom, three bedroom and en-suite to the master bed.

Furthermore there is a converted garage space offering studio/garden room with full insulation and electrics as well as bi-fold doors to the garden.

Externally, there is a side driveway with parking for at least two vehicles accessing the garage and the landscaped low maintenance rear garden feature patio, artificial lawn and composite decking area, great for families to enjoy and for entertaining guests.

Having only been built in 2018 the property still has around 2 to 3 years of its original 10 year NHBC guarantee remaining. Other benefits include: Gas central heating, UPVC double glazing as well as loft and cavity wall insulation.

Set on the new Burntwood manor development the property 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, library 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, cushioned vinyl flooring, radiator, light points, bespoke fitted pull out drawers and cabinets beneath the stairs, further store cupboard with electric socket, doors to the kitchen, wc and lounge.

KITCHEN-DINER

11' 4" x 10' 0" (3.45m x 3.04m)

A range of matching wall and base units with fitted cabinets, drawers and work surfaces, inset sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with fitted extractor hood, space for a fridge-freezer and washing machine, integrated dishwasher, cushioned vinyl flooring and

recess spot lighting, room for dining table and chairs, radiator and window to the front.

LOUNGE

15' 4" x 10' 6" (4.68m x 3.20m)

Carpeted flooring, ceiling light points, radiator, TV aerial sockets, Internet and phone connection points, French doors to the rear garden.

CLOAKROOM/WC

Modern suite with low level WC, wash hand basin, light point, vinyl flooring and radiator plus extractor.

FIRST FLOOR LANDING

Carpeted flooring, ceiling light point, radiator, loft access hatch and doors to the bathroom and bedrooms.

BEDROOM ONE

11' 2" x 7' 10" (3.41m x 2.93m)

Space for wardrobes (included), ceiling light point, radiator, window to front and door to the en-suite.

EN-SUITE

5' 9" x 5' 7" (1.76m x 1.69m)

Modern suite comprising: walk in shower cubicle, low level WC, wash hand basin, vinyl flooring, lights point and radiator, window to front.

BEDROOM TWO

10' 7" x 8' 6" (3.22m x 2.59m)

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

BEDROOM THREE

10' 7" x 8' 6" (3.23m x 2.59m)

Carpeted flooring, ceiling light point, radiator and window to rear,

BATHROOM

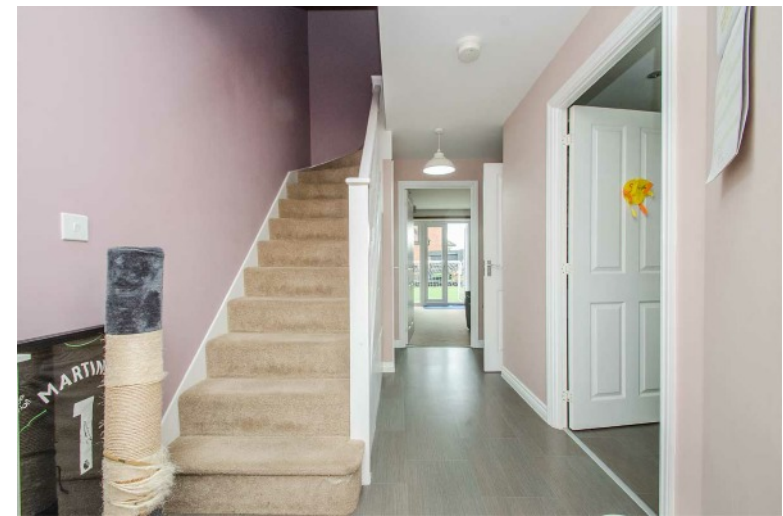
6' 9" x 5' 7" (2.05m x 1.71m)

Modern fitted suite with bath, wash hand basin, low level WC, vinyl flooring, light point, radiator and extractor.

STUDIO/GARDEN ROOM:

9' 8" x 12' 2" (2.95m x 3.70m)

Bi-fold doors to the garden laminate flooring, spot lights, electric wall heater, insulated wall and ceiling, idea for use as a garden room, home office, gym etc.





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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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.

