



Burton Old Road  
Streethay, Lichfield

# Burton Old Road Streethay, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house set in a sought after of Streethay, or the outskirts of Lichfield.

The property is perfectly positioned to take advantage of nearby commuter links which include the A38 linking the midlands motorways as well as being within walking distance of Trent Valley Train station, which runs regular train services directly into both Birmingham and London.

Streethay is located on the outskirts of the cathedral city Of Lichfield with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

Internally, the property briefly comprises: large entrance hallway/sitting room, open plan living space with lounge and dining room, kitchen, large utility room, downstairs WC, landing, three well proportioned bedrooms and a family shower room. There is also a 12 ft x 10ft summer house with electric points, lighting and insulation to the wall and roof. Other benefits include: UPVC double glazing and gas central heating.

To the front is private driveway with parking for at least three cars, plus under cover gated car port area. The private rear low maintenance rear garden features a patio area, artificial lawn, summer house and shed.

## **ENTRANCE HALL/SITTING:**

9' 11" x 10' 9" (3.03m x 3.28m)

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

## **LOUNGE:**

17' 9" x 10' (5.41m x 3.05m)

Feature brick fireplace with fitted log burner, laminate flooring, coving, TV & phone sockets, ceiling light point, radiator, patio door to rear garden and open plan to the dining area.

## **DINING AREA:**

9' 9" x 6' 4" (2.97m x 1.93m)

Laminate flooring, ceiling light point, radiator, stable door to kitchen and window to rear.

## **KITCHEN:**

10' 6" x 6' 7" (3.20m x 2.01m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, fridge and dishwasher, under cabinet lighting, recessed spot lighting, tiled splash backs, vinyl flooring, window to side and door to car port leading to the utility.

## **UTILITY:**

16' 4" x 8' (4.98m x 2.44m)

Converted from the garage the large room features fitted base units with cabinets, work tops, sink and drainer with mono tap, space and plumbing for all necessary white goods, vinyl flooring, light point, window to the rear.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft hatch with pull down ladder to the boarded loft space, doors off to three bedrooms, family bathroom and useful storage cupboard.

## **MASTER BEDROOM:**

13' x 8' 10" (3.96m x 2.69m)

Built in wardrobe, carpeted flooring, radiator, coving, ceiling light point and window to rear.





### **BEDROOM TWO:**

12' 11" x 8' 10" (3.94m x 2.69m)

Built in cupboard, carpeted flooring, coving, ceiling light point, radiator and window to front.

### **BEDROOM THREE:**

8' 3" x 6' 9" (2.51m x 2.06m)

Carpeted flooring, window to rear, coving, ceiling light points and radiator.

### **FAMILY SHOWER ROOM:**

White suite comprising: large walk in shower cubicle pedestal wash hand basin, low level w/c, built in storage cupboards and shelving, wall tiling, vinyl flooring, ceiling light point and window to side.



### **SUMMER HOUSE:**

12' 6" x 9' 6" (3.82m x 2.90m)

Fully insulated summer house with light and electrics, windows and French doors to the front. Perfect for use as a garden room, studio, office etc.

### **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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