



Birch Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this outstanding two bedroom semi detached house set on a substantial corner plot with large rear and side gardens as well as a driveway with parking for several vehicles, motor-homes, boats or caravans.

Internally the property offers an abundance of space and features a superb contemporary open plan layout on the ground floor with dining and sitting areas, impressive high spec fitted kitchen and useful rear study/playroom. Upstairs there are two spacious double bedrooms and a modern fitted bathroom. The property also benefits from UPVC double glazing and central heating throughout.

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.

ENTRANCE HALL:

Front entrance door, solid oak flooring, coving, ceiling light point, window to side and archway to lobby.

LOBBY:

Solid oak flooring, ceiling light point, carpeted stairs to first floor with under stairs cupboard, ceiling light point, radiator and opening to the dining/sitting area.

DINING/SITTING AREA:

16'9" x 11'1" (5.1m x 3.38m). Solid oak flooring, ceiling light points, two radiators, window to rear, open plan to kitchen, lounge and study/play room.

LOUNGE:

4.57m (12' 1") x 6.20m (20' 4") Carpeted flooring, TV & phone sockets, ceiling light point, archway to rear sitting area, radiator and bay window to front.

KITCHEN:

2.77m (9' ") x 6.20m (20' 4") Range of matching high gloss finish wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated microwave and dishwasher, tiled flooring, recessed spot lighting and window to side.

STUDY/PLAY ROOM:

8' x 5'7" (2.44m x 1.7m). Solid oak flooring, ceiling light points, radiator and French doors to the rear garden. (New external cladding).

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, doors off to two bedrooms, family bathroom and windows to front and side

MASTER BEDROOM:

11'1" x 10'3" (3.38m x 3.12m). Carpeted flooring, radiator, ceiling light point and window to front.





BEDROOM TWO:

11'1" x 11'5" (3.38m x 3.48m).

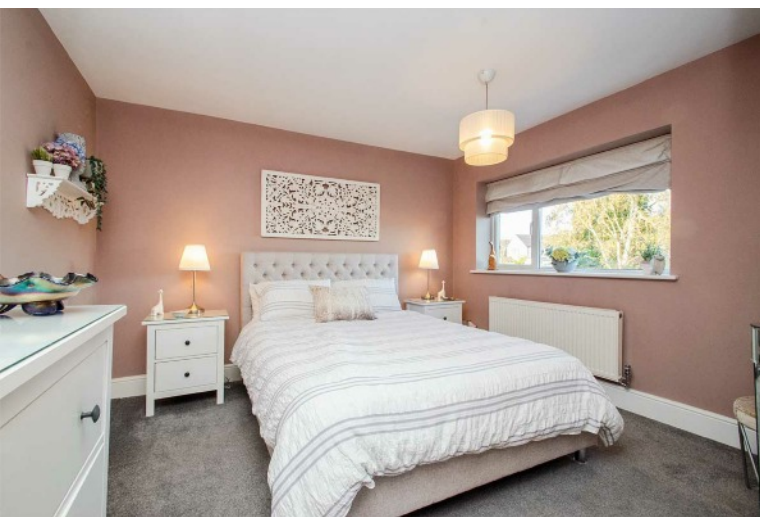
Carpeted flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

White suite comprising: P shaped bath, cabinet wash hand basin, tiled flooring, recessed spot lighting and opaque window to rear.

EXTERNALLY:

At the front is a lawn area with a variety of plants and trees, to the right is a drive with parking for vehicles. To the right of the drive is another good sized lawn area perfect for extra vehicular storage. The large private rear garden is enclosed by fenced borders with gated side



access and features; decked and paved patio areas ideal for entertaining and a lawn.

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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