



Highfield Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious and bright three bedroom detached house set on a large plot, situated in popular residential area of Burntwood.

For the first time to market since it was built over 50 years ago, this much cherished family home was built by Dares building company, a much renowned builder known for the quality and craftsmanship of their properties.

Internally, the large windows allow in plenty of light filling the spacious living and sleeping accommodation, which briefly comprises: porch, large entrance hallway, lounge with rear dining area, kitchen, conservatory, separate utility and WC, integral garage, landing, family bathroom and three well proportioned bedrooms.

Other benefits include: UPVC double glazing and gas central heating provided by a modern gas boiler (3 years old), as well as a boarded loft space accessed via a pull down ladder from the landing.

Externally, there is a two car driveway to the front of the property and substantial rear garden, with patio and lawn area, ideal for entertaining guests and for families to enjoy, as well as a large rear allotment with vegetable patches, flower beds, green house and shed.

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, 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:

Accessed via the front porch it features: entrance door and window to the front, bespoke built storage cupboard, under stairs cupboard, radiator, light point, carpeted flooring, doors to the lounge and kitchen, stairs to the first floor.

LOUNGE:

12' 4" x 14' 4" (3.75m x 4.37m)

Feature fireplace with fitted coal effect electric fire, carpeted flooring, radiator, wall and ceiling lights, large bay window to the front, open-plan to the rear dining area.

DINING AREA:

9' 8" x 11' 0" (2.95m x 3.36m)

Carpeted flooring, ceiling light point, radiator, and patio doors to the conservatory.

CONSERVATORY:

9' 0" x 9' 8" (2.75m x 2.95m)

Pitched glass roof with UPVC frame, double glazed windows and French doors to the rear garden, vinyl flooring and wall light points.

KITCHEN:

8' 7" x 10' 7" (2.62m x 3.22m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double electric oven/grill and 4 ring electric hob, space for a fridge, wall tiling, light point, window to the rear, door to the utility.

UTILITY:

7' 7" x 13' 3" (2.31m x 4.04m)

Space and plumbing for white goods including washing machine, dryer, freezer etc. wall mounted gas boiler, light point, radiator, window and door to the garden, doors to the WC and garage.

GUEST WC:

Low level WC, tiled flooring, light point and extractor.

GARAGE:

8' 2" x 16' 8" (2.50m x 5.09m)

Up and over front door, light and electric points, door into the utility.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft access hatch with pull down ladder, doors off to three bedrooms, family bathroom and airing cupboard.





BEDROOM ONE:

11' 6" x 14' 6" (3.50m x 4.42m)

Carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

10' 3" x 10' 8" (3.12m x 3.25m)

Built in wardrobe with sliding mirrored doors (hung from the attic), carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

7' 1" x 11' 3" (2.16m x 3.44m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator and windows to the side and rear.



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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