



Lovett & Co.
estate agents

Upfields
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom character property that seamlessly blend a mix of original charm with modern convenience.

The property offers an abundance of living space which briefly comprises: spacious lounge, separate sitting room, dining room, stunning modern fitted kitchen, utility, WC and entrance hallway. The sleeping accommodation is equally impressive with three large double bedrooms, plus a large family bathroom and en-suite.

The setting overlooks fields to the rear and horse paddocks to the front, with the land shared with just a handful of other properties.

To the front of the property is a blocked paved driveway and gated side car port featuring and electric car charger point, with parking in total for several vehicles. There is also a large detached garage with handy rear office room to the rear/side of the property. The generous rear garden features decking and patio areas with under cover gazebo, extended lawn area with mature planted trees, shrubs and bushes. The garden makes and excellent space for entertaining guests and for families to the enjoy.

It is situated down a private road near to the St Matthews estate just outside of Burntwood and is well placed to take full advantage of local shopping facilities available in Burntwood, 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:

Entrance door, red quarry tiled flooring, ceiling light point, useful storage cupboard, stairs to first floor, doors to the sitting room, lounge and kitchen.



**LOUNGE:**

7.39m (24'3") x 3.80m (12'6")
Ornamental recess fireplace, carpeted flooring, ceiling light points, radiators, extended to the rear with French doors and window to the garden.

SITTING ROOM:

3.62m (11'10") x 3.43m (11'3")
Feature cast iron fireplace, carpeted flooring, light point, radiator and window to the front.

MODERN BREAKFAST KITCHEN:

4.98m (16'4") x 3.14m (10'4")
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset sink with mono tap, integrated electric double oven and combi microwave oven, 4 ring induction hob with extractor hood, further integrated dishwasher, fridge and freezer, laminate flooring, ceiling spot lights, doors to the utility and dining room, window and French doors to the garden.

DINING AREA:

3.56m (11'8") x 3.15m (10'4")
Carpeted flooring, ceiling spot lights, radiator, windows to front.

UTILITY:

2.42m (7'11") x 1.85m (6'1")
Fitted base units with cabinets, work tops, inset bowl sink and drainer with taps, space for a washing machine and dryer, modern wall mounted gas boiler, window to the rear and door to the WC.

GUEST WC:

Suite comprising: low level WC, cabinet wash hand basin, heated towel rail, spot lights, wall mounted mirror.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, split stairway with leading the master bedrooms and landing area with doors off to remaining bedrooms and the family bathroom.

BEDROOM ONE:

3.53m (11'7") x 3.23m (10'7")
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to the rear, door to the en-suite.

EN-SUITE BATHROOM:

3.53m (11'7") x 2.66m (8'9") max
Suite comprising: bath with shower over, vanity unit incorporating low level WC and cabinet wash hand



basin, heated towel rail, wall tiling, vinyl flooring, spot lights, extractor and window to the rear.

BEDROOM TWO:

3.86m (12'8") x 3.66m (12')

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

BEDROOM THREE:

3.61m (11'10") x 3.45m (11'4")

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

FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights and window to rear.

GARAGE AND OFFICE:

Large garage useful for storage, plus generous office space with its own electrics, including heating, sockets and lighting.

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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