



Hawthorne Crescent
Burntwood

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Lovett&Co. Estate Agents are excited to present this immaculately presented and superbly maintained, three-bedroom semi-detached family home located set on a quiet cul-de-sac.

Having undergone a full re-wiring in 2013, the property features a spacious lounge diner, modern fitted breakfast kitchen, good sized utility room and an inviting entrance hallway on the ground floor. There are three well proportioned bedrooms and new shower room to the first floor.

The property benefits from UPVC double glazing and central heating through out.

The exterior of the home features a generous front garden, beautifully landscaped with a lush lawn and surrounded by hedges that enhance privacy. With the right permissions, this area could be transformed into a driveway, accommodating parking for as many as eight vehicles. At the back, you'll find a spacious private garden complete with a paved patio and a well-maintained lawn. Additionally, there are large double gates at the rear, offering the possibility of adding a driveway if desired.

Situated in Burntwood 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:

Front entrance door. laminate flooring, ceiling light point, useful storage cupboard, radiator, carpeted

stairs to first floor accommodation and doors to the kitchen and lounge-diner.

LOUNGE-DINER:

3.25m x 6.68m

Carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator, dining area, window to front and French doors to the rear garden.

KITCHEN:

3.25m x 3.20m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, integrated dishwasher, tiled splash backs, laminate flooring, coving, recessed spot lights, window to rear and door to utility.

UTILITY:

3.98m x 2.19m

Laminate flooring, ceiling light point, radiator, wall mounted boiler, work surface, space and plumbing for washing machine and dryer, windows to front and rear, door to side lean to with access to front and rear of property.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

3.30m x 3.25m

Built in wardrobes, arpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

2.86m x 3.13m

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





BEDROOM THREE:

2.86m x 2.42m

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

SHOWER ROOM:

White suite comprising: shower cubicle, cabinet wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point and opaque window to front.

VIEWING:

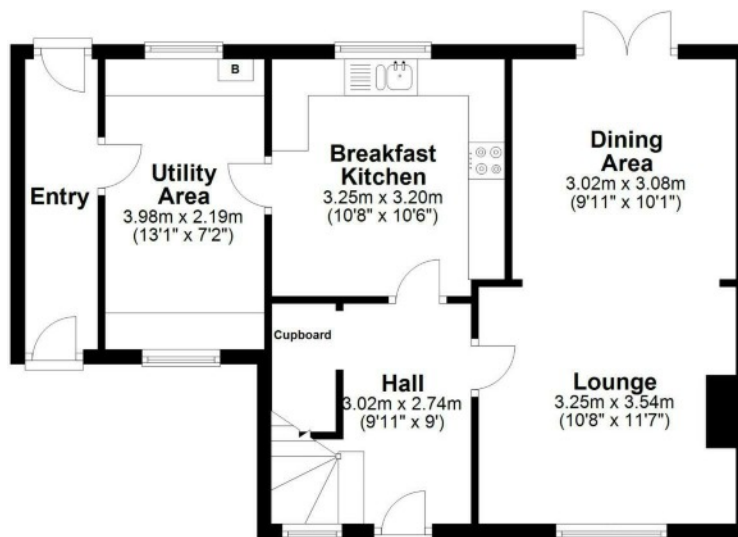
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

