

**Lovett**   
&Co.  
estate agents

Brooklyn Road  
Burntwood



Lovett&Co are pleased to offer for sale this deceptively spacious three bedroom detached bungalow in sought after residential area just of the Ridgeway.

The property is being offered with NO ONWARD CHAIN.

It briefly comprises an entrance porch, hallway, spacious lounge-diner, dining-kitchen, large rear conservatory, a family bathroom and three bedrooms.

Furthermore, there is a large front driveway offering ample off-road parking, plus a gated side car port, leading to the garage with rear store room/kitchenette, as well as further outbuilding/workshop. The low maintenance rear garden has a paved patio area.

Other features include UPVC double glazing and gas central heating throughout.

Porch 1.75m (5'9") x 1.70m (5'7") Window to front, window to side, door to:

Hall 3.90m (12'10") x 0.60m (1'11") Double door, door to:

Living Room 4.84m (15'11") x 3.64m (11'11") Fireplace, open plan, door to:

Dining Area 4.84m (15'11") x 1.98m (6'6") Sliding door, door to:

Conservatory 4.84m (15'11") x 4.20m (13'9") Window to rear, window to side, double door, door to:





Kitchen 5.53m (18'2") x 3.26m (10'8") Two windows to side, window to rear, door to:

Bedroom 1 4.22m (13'10") x 3.14m (10'4") Window to front.

Bedroom 2 3.25m (10'8") x 2.66m (8'9") Window to front.

Bedroom 3 3.30m (10'10") x 1.76m (5'9") Window to side.

Bathroom 3.04m (10') max x 1.94m (6'5") Window to side, door to:

Garage 5.83m (19'2") x 2.58m (8'6") Window to side, Up and over door, door to:

Store Room 2.93m (9'7") x 2.58m (8'6") Window to side.

Workshop 6.37m (20'11") x 2.18m (7'2") Two windows to front, door.;

#### VIEWING:

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

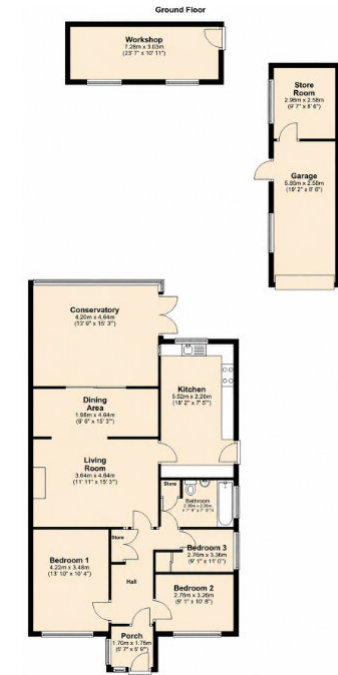
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**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	