

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small icon consisting of four squares in a 2x2 grid, with the top-left square being white and the others black. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The text "New Road Burntwood" is located in the bottom left corner of the image. It is written in a white, sans-serif font with a thin black outline, set against a background of green bushes and a gravel area.

New Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and deceptively spacious three bedroom detached family home.

The property features a modern open-plan kitchen-diner to the rear with spacious front lounge, additional conservatory with insulated roof, separate utility/WC and garage store. The porch and hallway make up the ground floor with stairs to the landing, family bathroom and three well proportioned bedrooms.

Externally, there is parking for at least three cars plus a large private rear garden with patio area ideal for entertaining, and lawn area perfect for families and pets to enjoy.

Other benefits include: UPVC double glazing and gas central heating.

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.

RECEPTION HALL:

Accessed via the entrance porch it features: wooden entrance door, laminate tiled flooring, ceiling light point, radiator, storage cupboard, window to the side, stairs to first floor and doors to the lounge and kitchen-diner.

LOUNGE:

12' 4" x 15' 4" (3.75m x 4.67m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, door to the hallway, sliding doors to the kitchen-diner, radiator and window to the front.





OPEN PLAN KITCHEN-DINER:

19' 2" x 9' 2" (5.85m x 2.80m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring induction hob with extractor hood, further integrated fridge and freezer, space for a dishwasher, dining area with ample space for a table and chairs, laminate tiled flooring, ceiling spot lights, radiator, opening to the conservatory, doors to the lounge and utility.

CONSERVATORY:

9' 2" x 8' 2" (2.80m x 2.50m)
Pitched insulation ceiling/roof, laminate tiled flooring, UPVC windows and French doors to the garden.



UTILITY/WC:

8' 4" x 8' 1" (2.55m x 2.47m)
Fitted base units with work tops, cabinets, space and plumbing for white goods, low level WC, wall and floor tiling, heated towel rail, window to the rear and door to the garage store.

GARAGE:

8' 4" x 9' 1" (2.55m x 2.77m)
Up and over metal front door, light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft hatch with pull down ladder to the part boarded attic space, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

12' 6" x 15' 3" (3.80m x 4.65m)
Large double room with carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 2" x 9' 3" (3.11m x 2.81m)
Double room with built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.



BEDROOM THREE:

6' 7" x 9' 3" (2.00m x 2.83m)

Single room with built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower over and screen, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, light point, useful storage space and window to 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only