

Lovett & Co.
estate agents

Buckley Way
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached family home situated on a sought after modern residential development in Burntwood.

The advertised price is for a 50% shared ownership. Unsure about how shared ownership works? Give us a call and we will let you know.

The property briefly comprises: entrance hallway, spacious open plan rear lounge-diner, modern fitted breakfast kitchen, guest WC, landing, family bathroom, three well proportioned bedrooms and an en-suite to the master.

Externally, there is space for two cars to the front of the property, and the well maintained private rear garden with patio area, lawn and shed.

The property still has around 5 years of its original 10 year NHBC builders guarantee remaining and has an excellent EPC rating of B.

Set on the new residential development 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, library 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, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor, doors to the guest WC, breakfast kitchen and lounge-diner.

LOUNGE-DINER:

4.70m x 3.94m (15'5 x 12'11)

Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, French doors and windows to the rear garden.





BREAKFAST KITCHEN:

3.43m x 3.05m (11'3 x 10)

Range of modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces, inset sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a fridge-freezer, integrated washing machine and dishwasher, laminate flooring, ceiling light point, ample room for breakfast table and chairs, window to the front.

GUEST WC:

White suite comprising: low level WC, wash hand basin, laminate flooring, ceiling light point, radiator and extractor.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

3.40m max x 2.97m (11'2 max x 9'9)

Space for wardrobes, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, vinyl flooring, light point, radiator and window to front.

BEDROOM TWO:

3.28m x 2.64m (10'9 x 8'8)

Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

3.71m max x 2.01m (12'2 max x 6'7)

Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling and vinyl flooring, radiator and extractor.

VIEWING:

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





Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)	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	

