



Lovett & Co.
estate agents

Woodhouses Road
Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this rare opportunity to acquire a superbly maintained three-bedroom bungalow, occupying a generous plot on one of Burntwood's most sought-after roads. Situated in a desirable semi-rural setting and offered with no onward chain, this exceptional home provides spacious and versatile accommodation throughout.

Deceptively spacious, the property boasts an abundance of both living and bedroom accommodation, comprising a welcoming porch, entrance hallway, impressive extended rear lounge, separate sitting/dining room, high-specification breakfast kitchen, utility room, family bathroom and three double bedrooms, one of which is currently utilised as a home office/study.

Further accommodation includes a generous rear veranda overlooking the garden, guest WC, large side entrance hallway and an additional rear hallway, providing excellent flexibility for modern family living.

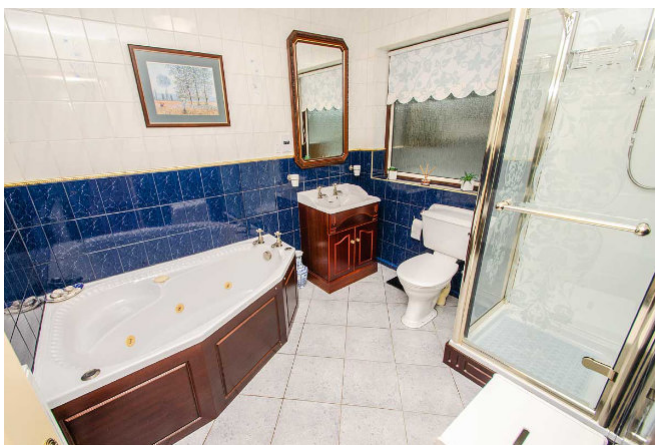
Externally, the property enjoys a private driveway providing off-road parking for at least two vehicles, complemented by a mature front garden which offers a high degree of privacy from the roadside. The outstanding rear garden is a particular feature of the home, enjoying a variety of patio seating areas ideal for entertaining, expansive lawned sections, mature trees, well-stocked borders and colourful flower beds. A pathway leads through to a hidden rear garden area, creating a peaceful retreat for keen gardeners and nature lovers alike.

In addition, there are several useful outbuildings including sheds, a workshop and a substantial greenhouse, making this an ideal property for those with gardening or hobby interests.

Further benefits include UPVC double glazed windows and doors throughout, as well as gas central heating.

It is situated on the outskirts of Burntwood and 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 3 miles away.

RECEPTION HALL:

Accessed via the entrance porch it features: Herringbone flooring, wall lights, radiator and, two useful cupboards and doors to the living and sleeping accommodation.

EXTENDED REAR LOUNGE:

12' 2" x 28' 3" max (3.71m x 8.62m)
Feature fireplace, carpeted flooring, light points, radiators, bay windows to the garden and door the rear hallway.

BREAKFAST KITCHEN:

21' 0" max x 13' 0" (6.39m x 3.97m)
Range of matching high spec oak finished wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, mostly integrated Miele appliances including: oven, induction hob, separate grill plus microwave/steamer, dishwasher, fridge, and washing machine, spot lights, ceiling skylight, window to rear and door into the rear hallway.

DINING/SITTING ROOM:

16' 0" x 11' 1" (4.88m x 3.37m)
Feature fireplace with brick surround, light point, radiators, French door to the rear Veranda, door into the hallway.

BEDROOM ONE:

11' 8" x 11' 6" (3.55m x 3.50m)
Built in wardrobes, side tables and overhead cabinets, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 11" x 11' 7" (3.34m x 3.53m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE/STUDY:

8' 4" x 15' 11" (2.53m x 4.85m)
Laminate flooring, ceiling light point, radiator, windows to the front and side, range of fitted book shelves and desk spaces.

FAMILY BATHROOM:

8' 10" x 7' 8" (2.68m x 2.33m)
White suite comprising: panelled corner Jacuzzi bath, separate shower cubicle, cabinet wash hand basin, low



level W/C, wall tiling, radiator, ceiling lights and window to side.

SIDE ENTRANCE:

UPVC side entrance door, tiled flooring, space for further white goods, radiator, further doors leading to the rear hallway.

REAR HALLWAY:

Light point, tiled flooring, doors to the lounge, breakfast kitchen, utility and veranda.

UTILITY:

8' 4" x 7' 1" (2.53m x 2.16m)
Range of base units with cabinets, work tops, sink and drainer with tap, space for white goods such as American fridge-freezer.

VERANDA:

20' 4" x 8' 2" (6.21m x 2.50m)
Sloping poly-carbonate roof set on wooden frame with openings and gate to the rear plus pull down clear blinds for insulation, tiled flooring and radiator.

VIEWING:

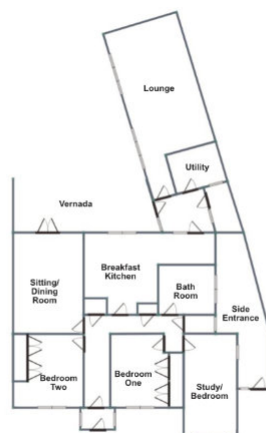
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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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	