

Lovett & Co.
estate agents

Redwood Drive
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom semi-detached family home, situated in a popular residential area of Burntwood and being offered with NO ONWARD CHAIN.

The property occupies a generous plot with private driveway and front lawn, as well as a large rear garden with patio and lawn area ideal for families to enjoy. Furthermore there is space to the side of the property which could be used to extend the property (subject to planning permission).

Internally, the accommodation comprises: entrance hallway, spacious front lounge with door to the dining room, kitchen, landing, three bedrooms, bathroom and separate WC.

The property currently uses a warm air heating system.

It 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:

Entrance door, light point, storage cupboard, stairs to the first floor, and doors to the lounge and kitchen.





LOUNGE:

11' 6" x 15' 5" (3.50m x 4.70m)
Feature fireplace, light point, window to the front and double door to the dining room.

DINING ROOM:

9' 0" x 8' 4" (2.75m x 2.53m)
Window to the rear, light point, door to the kitchen.

KITCHEN:

8' 5" x 8' 11" (2.57m x 2.72m)
Range of wall and base units with cabinets, drawers, work tops, sink and drainer with taps, space for cooker and white goods, windows to the side and rear, door to the garden.

FIRST FLOOR LANDING:

Ceiling light point, window to side, loft hatch, doors off to three bedrooms, family bathroom and separate WC.

BEDROOM ONE:

11' 9" x 11' 6" (3.59m x 3.50m)
Built in wardrobe, light point and window to the front.

BEDROOM TWO:

9' 6" x 10' 2" (2.90m x 3.09m)
Built in wardrobe, light point and window to the front.

BEDROOM THREE:

8' 5" x 6' 8" (2.57m x 2.04m)
Light point and window to the front.

FAMILY BATHROOM:

White suite comprising: bath and wash hand basin, light point, and window to the rear.

SEPARATE WC:

Low level WC, light point and window to the 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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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	



For illustrative purposes only