

Lovett & Co.
estate agents

Baker Street
Burntwood





Lovett&Co. Estate Agents are pleased to offer for sale this spacious one bedroom semi-detached property with generous and extended living accommodation.

The property briefly comprises: front living room, further rear living/dining area opening to the extended kitchen, landing, spacious double bedroom and large bathroom. There is also a cellar.

There is also a good sized south facing rear garden with block paved patio and lawn areas, ideal for entertaining guests.

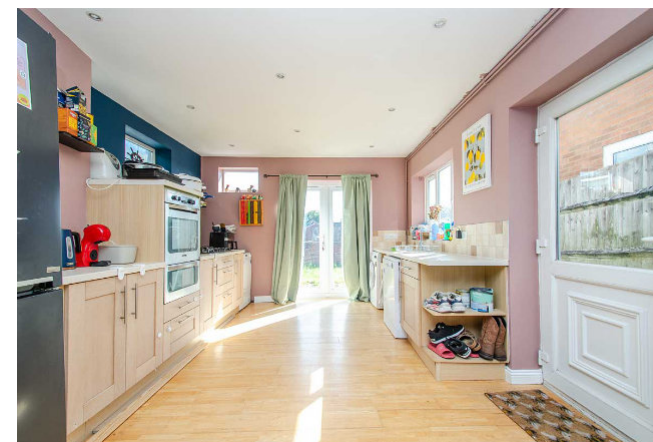
Other benefits include: UPVC double glazing and gas central heating throughout.

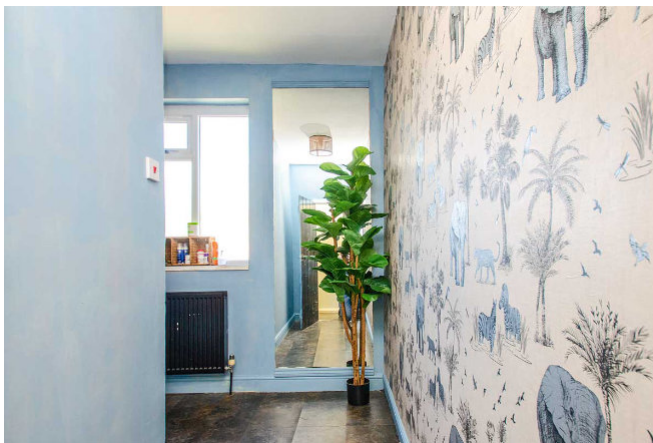
It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network 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.

FRONT LIVING ROOM:

10' 10" x 10' 2" (3.30m x 3.10m)

Feature fireplace with brick surround, laminate flooring, new fitted composite entrance door and UPVC window to the front, radiator, doorway to the rear living area.





REAR LIVING/DINING AREA:

10' 10" x 11' 10" (3.30m x 3.61m)

Laminate flooring, ceiling light points, radiator, doors to the cellar and staircase to the first floor, open plan to the extended kitchen.

EXTENDED KITCHEN:

11' 5" x 15' 6" (3.47m x 4.72m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill, plus 4 gas hob, space for all other white goods, laminate flooring, spot light points, windows to the sides and rear, French doors to the garden and side door to the side passage.

FIRST FLOOR LANDING:

Ceiling light point, doors off to the bedroom and bathroom.

BEDROOM ONE:

14' 1" x 11' 10" (4.30m x 3.61m)

Built in cupboard, wooden flooring, radiator, ceiling light point and windows to the rear.

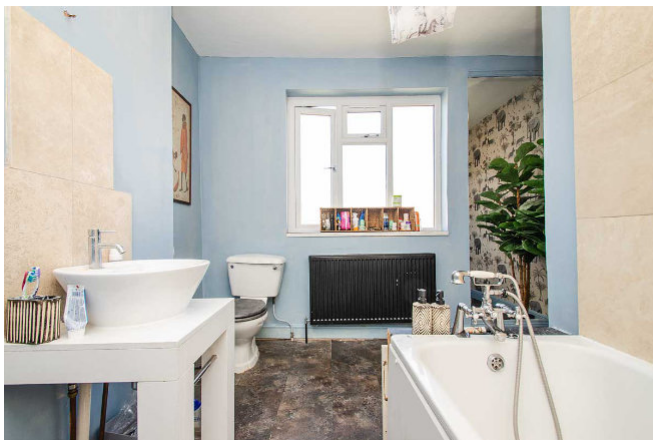
BATHROOM:

10' 10" x 10' 4" (3.30m x 3.156m)

Suite comprising: bath with shower over, pedestal bowl wash hand basin, low level W/C, wall tiling to wet areas, ceiling lights and window to front.

VIEWING:

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

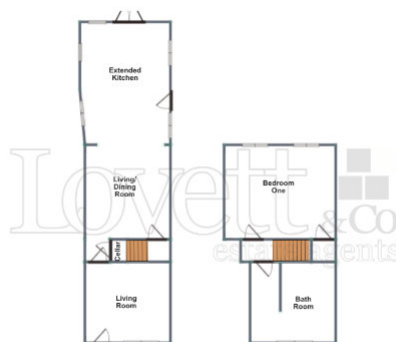


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DISCLAIMER:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only