



Ruston Road  
Burntwood

# Ruston Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house set on the modern development of Holly Blue Meadows, Burntwood.

The property features a modern fitted breakfast kitchen, spacious lounge diner, three good sized bedrooms and a modern fitted bathroom and en-suite. The property benefits from UPVC double glazing and gas central heating through out.

There is a front driveway with parking for two vehicles plus a landscaped private rear garden with lawn and patio area.

Set on the new Burntwood manor 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:

Composite front entrance door, laminate flooring, radiator, ceiling light point, useful storage cupboard, carpeted stairs to first floor and doors to the kitchen and lounge diner.

## LOUNGE WITH DINING AREA:

15' 1" x 14' 7" (4.60m x 4.45m)

Laminate flooring, TV aerial sockets, ceiling light points, space for dining table and chairs, radiators, under stairs storage cupboard and French doors to the rear garden.

## BREAKFAST KITCHEN:

12' 2" x 8' 1" (3.71m x 2.46m)

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 hob with extractor hood, space for dishwasher, space for fridge freezer and washing machine, wall tiling, ceiling light point and under counter lighting, window to front and radiator.

## GUEST WC:

5' 1" x 3' 1" (1.54m x .95m)

White suite comprising: low level WC, wash hand basin with tiled splash back, radiator and ceiling light point.

## FIRST FLOOR LANDING:

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

## MASTER BEDROOM:

11' 11" x 8' 6" (3.63m x 2.60m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

## EN-SUITE SHOWER ROOM:

5' 0" x 4' 4" (1.52m x 1.32m)

Modern fitted suite comprising: shower cubicle, wash hand basin, low level WC, tiled splash backs, radiator, light point and vinyl flooring.

## BEDROOM TWO:

10' 2" x 8' 6" (3.11m x 2.60m)

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

## BEDROOM THREE:

8' 11" x 6' 3" (2.71m x 1.91m)

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





### **FAMILY BATHROOM:**

7' 11" x 6' 3" (2.41m x 1.91m)

White suite comprising: bath, pedestal wash hand basin, low level W/C, radiator, tiled splash backs, vinyl flooring, ceiling light point and window to front.

### **VIEWING:**

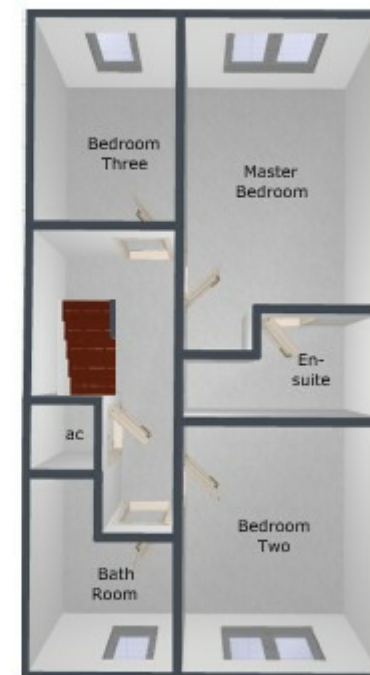
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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