



**Newgate Steet  
Burntwood**

# Newgate Street Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale, this well presented three bedroom terraced house set on a well established residential estate.

On the ground floor, is a good sized lounge, fitted kitchen, convenient guest WC and an inviting entrance hallway. On the first floor are three bedrooms, landing area and a fitted shower room.

Externally the property offers a two car block paved driveway to the front. The private rear garden features a paved patio area and lawn. The property benefits from double glazing and central heating throughout.

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, 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.

## **HALL:**

UPVC front entrance door, laminate flooring, radiator, ceiling light point, cloak area and doors to guest WC, lounge and archway to kitchen.

## **LOUNGE:**

4.5m (14'9") MAX x 3.48m (11'5") MAX  
Laminate flooring, coving, TV point, ceiling light point, radiator, stairs to first floor accommodation, window to rear and patio door to rear garden.

## **KITCHEN:**

2.97m (9'9") x 2.54m (8'4")  
Range of matching wall and base units incorporating cabinets, cupboards, drawers with complementary roll-top work surfaces inset bowl sink and drainer with mono tap, space for cooker, fridge/freezer, plumbing for washing machine, tiled splash back, radiator, tiled flooring, ceiling light point, window to front.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, airing cupboard, loft access and doors to three bedrooms and shower room.

## **BEDROOM ONE:**

3.63m (11'11") x 2.62m (8'7")  
Carpeted flooring, ceiling light point, radiator and window to rear.

## **BEDROOM TWO:**

3.01m (9'11") x 2.7m (8'10")  
Carpeted flooring, ceiling light point, radiator and window to front.

## **BEDROOM THREE:**

2.12m (6'11") x 1.74m (5'9")  
Carpeted flooring, ceiling light point, radiator and window to rear.

## **SHOWER ROOM:**

Suite comprising: shower cubicle, low level WC, pedestal hand wash basin, full height wall tiling, tiled flooring, ceiling light point, heated towel rail and obscure window to front.

## **GARAGE:**

The vendor has advised that there is a garage located in a separate block.





**TENURE:**

The vendor has advised the property is leasehold but will be freehold on completion.

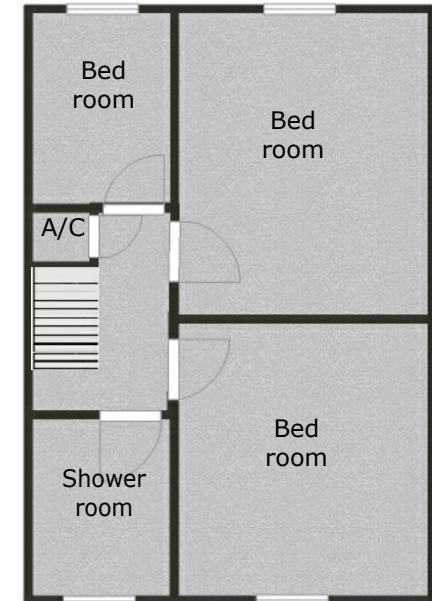
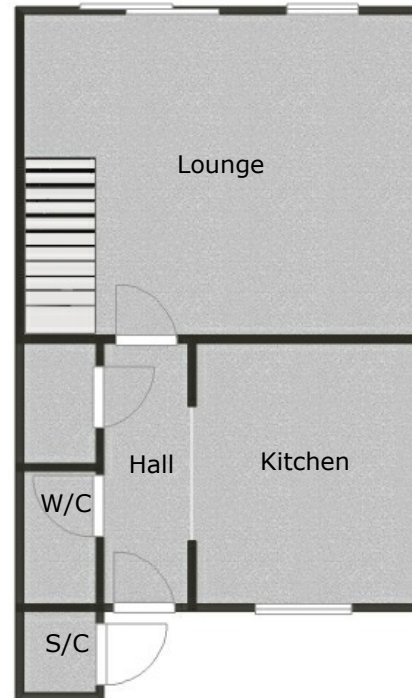
**VIEWING:**

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

**DISCLAIMER:**

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