

Lovett & Co.
estate agents

Fair Lady Drive
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home, situated on the highly sought-after Fair Lady Drive development in Burntwood, just a short distance from Chasewater Country Park.

The property offers spacious and versatile living accommodation, making it an ideal choice for families looking for a comfortable home in a desirable residential location.

Internally, the property briefly comprises: entrance hall, spacious lounge, separate dining room, conservatory, fitted kitchen, utility and WC, landing, three well-proportioned bedrooms and bathroom plus en-suite to the master room.

Externally, the property benefits from a private driveway providing off-road parking, along with a garage offering additional parking or useful storage space. The stunning rear garden offers a great retreat for families to enjoy and for entertaining guest, with lawn, patio and attractive planted borders

The property is ideally positioned within a popular and well-established residential development, with convenient access to local schools, shops and everyday amenities. The nearby Chasewater Country Park offers an excellent setting for walking, cycling and outdoor leisure activities, whilst excellent transport links provide easy access to Lichfield, Cannock and surrounding towns, as well as the wider motorway network.

Combining generous living accommodation with a superb location, this attractive detached home presents an excellent opportunity for families and buyers looking to settle in one of Burntwood's desirable residential areas.

HALLWAY:

Entrance door, radiator, light point, stairs to the first floor and door to the lounge.

SPACIOUS LOUNGE: 4.57m x 3.43m

Laminate flooring, ceiling and wall light points, radiators, window to the front, and opening to the dining area.

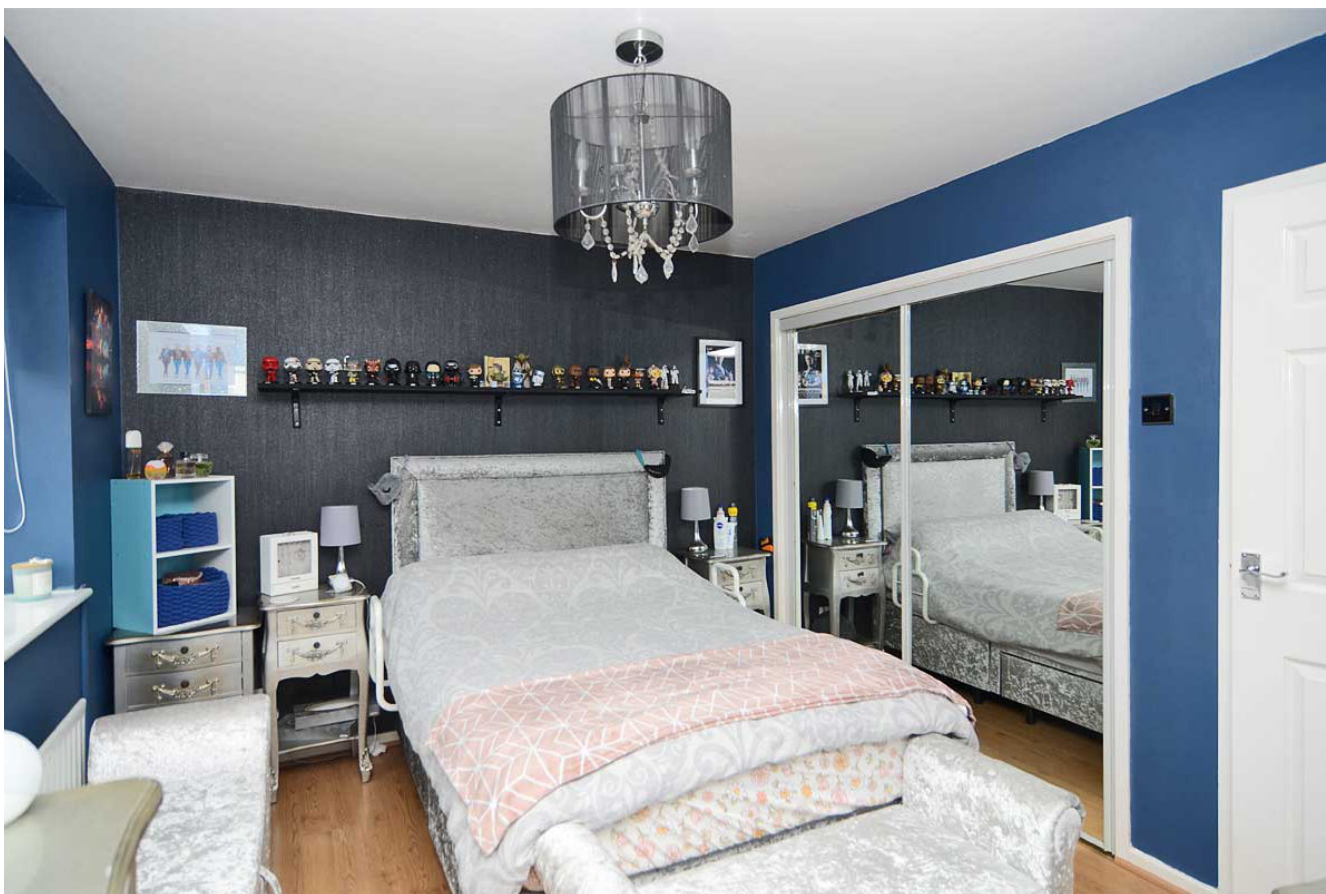




DINING ROOM: 2.95m x 2.44m
Laminate flooring, ceiling light point, radiator, patio doors to the conservatory and door to the kitchen.

FITTED KITCHEN: 2.85m x 2.64m
Modern fitted white gloss finished wall and base units with fitted cabinets and drawers, granite work top with inset bowl sink and mono tap, integrated oven/grill, induction hob and extractor hood, integrated microwave oven and further white goods, light point, pantry cupboard, window to the rear and opening to the utility.

UTILITY: 1.83m x 1.55m
Further range of matching wall and base units with fitted cabinets, granite tops, space and plumbing for a washing machine and dryer, light point, radiator, window to the side, door to the garden, and door to the WC.



GUEST W.C:
Modern suite comprising: low level WC, wash hand basin, heated towel rail light point and window to the side.

CONSERVATORY:
Pitched poly-carbonate roof with UPVC frame set on a brick base, laminate flooring, windows and doors to the garden.

BEDROOM ONE: 4.27m x 3.20m
Laminate flooring, ceiling light point, built in wardrobes, radiator, window to the front, and door to the en-suite.

EN-SUITE: 2.36m x 1.32m
Modern suite with walk in shower cubicle, low level WC and wash hand basin, laminate flooring, radiator, airing cupboard and window to the front.

BEDROOM TWO: 3.56m x 2.46m
Laminate flooring, ceiling light point, built in wardrobes, radiator and window to the rear.

BEDROOM THREE: 2.54m x 2.26m
Laminate flooring, ceiling light point, radiator and window to the rear.

BATHROOM:
Modern fitted white suite comprising: bath with shower over, low level WC, wash hand basin, light point, radiator, window to the rear.

GARAGE: 5.01m x 2.13m
Electric roller shutter front door, light and electric points.



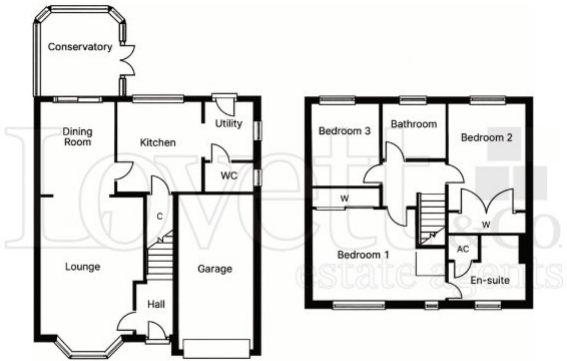
VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only