



Lovett & Co.
estate agents

Summerfield Road
Burntwood



Lovett & Co. Estate Agents are pleased to offer for sale this spacious three-bedroom end-terraced house, occupying a particularly generous plot and ideally situated within a popular residential location, with an excellent range of local amenities close by.

The accommodation is arranged over two floors and comprises an entrance porch, modern fitted kitchen and a spacious open-plan lounge and dining area, providing an excellent space for everyday family living and entertaining. To the first floor are three well-proportioned bedrooms and a modern fitted family bathroom.

A real standout feature of the property is the generous plot and substantial rear garden, offering an excellent outdoor space with a large lawn together with paved and decked patio areas, ideal for outdoor dining, entertaining and family use. The size of the plot also provides excellent potential to extend the existing property, subject to the necessary planning permissions and regulations.

To the front is a two-car block-paved driveway, providing convenient off-road parking. The property is perfectly positioned to take advantage of nearby shopping facilities, a doctor's surgery, supermarkets, highly regarded local schools, and a variety of leisure amenities. Commuters will appreciate the excellent transport links, with easy access to the A5, A38, and M6 Toll, providing convenient connections to the wider Midlands motorway network. Rail services are available from the historic Lichfield Cathedral City, approximately four miles away, offering both CrossCountry and West Coast Main Line services, while the city itself also boasts a wealth of attractions including the renowned Garrick Theatre.





ENTRANCE PORCH:

Front door, tiled flooring, window to front and door to kitchen.

KITCHEN:

4.59m x 2.52m

Range of matching wall and base units incorporating cabinets, cupboards, drawers with complementary roll-top work surfaces, integrated oven and four ring hob with extractor fan, inset 1 ½ bowl sink and drainer with mono tap, integrated fridge/freezer, space and plumbing for further appliances, ceiling light point, radiator, door to lounge-diner and window to front.



LOUNGE-DINER:

4.59m x 6.88m

Feature fireplace with brick surround, laminate flooring, TV & phone sockets, ceiling light points, coving, two radiator, dining area, stairs to first floor, window and patio doors to rear garden.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

3.54m x 2.15m

Laminate flooring, ceiling light point, wall heater and window to rear.

BEDROOM TWO:

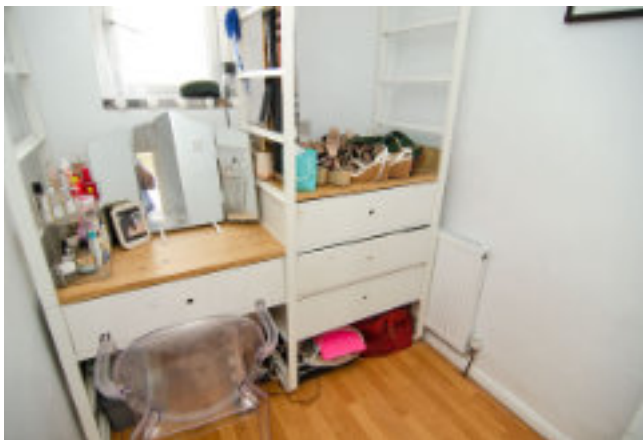
3.09m x 2.75m

Laminate flooring, ceiling light point, wall heater and window to front.

BEDROOM THREE:

1.79m x 1.70m

Laminate flooring, ceiling light point, wall heater and window to rear.



FAMILY BATHROOM:

White suite comprising: bath with shower attachment and screen, pedestal wash hand basin, shower, W/C, wall tiling, tiled flooring, ceiling light point and opaque window to 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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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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

