



Lovett & Co.
estate agents



Hawthorne Crescent
Template Town



Lovett & Co. Estate Agents are delighted to offer for sale this spacious, refurbished two-bedroom first floor maisonette, occupying a quiet cul-de-sac position in Burntwood.

A particularly rare feature of this property is its exceptionally generous and private front garden, which is set behind double wrought iron gates and provides an attractive approach to the home. Unlike most maisonettes, the property also benefits from its own private driveway, offering secure off-road parking—an increasingly sought-after feature for this style of property.

Accessed via a private ground floor entrance porch, with stairs rising to the first floor, the spacious accommodation comprises a welcoming landing, bright and airy lounge, two generous double bedrooms, a stylish re-fitted bathroom and a modern fitted kitchen complete with a new oven and hob installed in 2024.

The property has been extensively refurbished to a high standard, with significant improvements including complete re-plastering back to brick, full re-wiring, a new gas boiler fitted in 2024, new bathroom installed in 2024, new windows throughout, a modern re-fitted kitchen with new oven and hob (2024), and a new roof to the ground floor entrance hallway, giving buyers peace of mind that the major works have already been completed.

This superb home combines modern living with a unique outdoor space that is rarely found with maisonettes, making it an outstanding opportunity for first-time buyers, downsizers and buy-to-let investors seeking a move-in-ready property in a popular residential location.





Situated in Burntwood 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.

RECEPTION HALL:

7'2" x 13'3" (2.18m x 4.04m)

LOUNGE:

16'3" x 11'7" (4.95m x 3.53m)

KITCHEN:

10'1" x 7'4" (3.07m x 2.24m).

FIRST FLOOR LANDING:

BEDROOM ONE:

10'9" x 10'5" (3.28m x 3.17m)

BEDROOM TWO:

12'9" x 10'4" (3.89m x 3.15m)

FAMILY BATHROOM:

7'8" x 4'10" (2.34m x 1.47m)

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.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

