



Lovett & Co.
estate agents

Linden Avenue
Burntwood



.Lovett & Co. Estate Agents are pleased to offer for sale this beautifully presented three-bedroom semi-detached home, tucked away in a quiet cul-de-sac with a park to the rear.

Refurbished approximately two years ago, the home has been rewired and fitted with a new boiler, radiators and oak internal doors. It has also been redecorated throughout, with new flooring laid in the entrance hall.

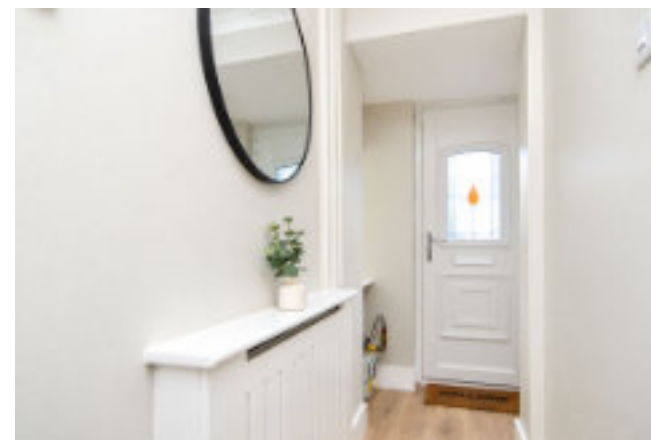
The ground floor offers a welcoming entrance hall, a spacious lounge, a separate dining room and a modern fitted kitchen. Upstairs are three bedrooms and a stylish new fitted family bathroom (2024).

Outside, a block-paved driveway provides parking for up to three vehicles and leads to a garage with a new up-and-over door. The private, enclosed rear garden has a patio, lawn and planted borders, with the park beyond providing a pleasant green outlook.

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:

Front entrance door, laminate flooring, stairs to first floor accommodation, windows to side, ceiling light point, radiator and door to: lounge





LOUNGE:

13'7" x 11'3" (4.14m x 3.43m)
Feature media wall laminate flooring, window to front, TV aerial point, radiator, opening to dining/play room and ceiling light point.

DINING/PLAY ROOM:

13'11" x 9'2" (4.24m x 2.8m)
Patio doors leading to rear garden, laminate flooring, window to rear, useful under-stairs storage cupboard, radiator, ceiling light point and door to:

KITCHEN:

12'5" x 6'5" (3.78m x 1.96m)
Range of base and wall units with complimentary roll top work surfaces, 1½ half bowl stainless steel sink and drainer, tiles to splash backs, recess for washing machine, recess for cooker, recess for fridge freezer, ceramic tiled flooring, ceiling spot lights, door leading to garage and double glazed door leading to rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, window to side, loft access, ceiling light point and doors off to three bedrooms and family bathroom.

BEDROOM ONE:

12'2" x 8'6" (3.7m x 2.6m)
Carpeted flooring, window to front, ceiling light point and radiator.

BEDROOM TWO:

10'8" x 8'5" (3.25m x 2.57m)
Carpeted flooring, window to rear, ceiling light point and radiator.

BEDROOM THREE:

8'9" x 6'1" (2.67m x 1.85m)
Laminate flooring, window to front, ceiling light point and radiator.

FAMILY BATHROOM:





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 D
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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White suite comprising: bath, pedestal wash hand basin, shower, W/C, wall tiling, vinyl flooring, ceiling spot lights and 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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