



Lawnswood Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family house being offered with NO ONWARD CHAIN.

The property briefly comprises, entrance hallway, spacious lounge-diner, breakfast kitchen, guest WC, landing, four bedrooms and a family bathroom.

Further more there is a generous garage with high ceiling, private driveway with parking for at least two cars and a two tiered private rear garden with patio areas, lawn and sheds included.

Other benefits include: UPVC double glazing and gas central heating throughout.

It 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:

UPVC entrance door, vinyl flooring, ceiling light point, radiator, stairs to the first floor, doors to the WC and lounge diner.

LOUNGE-DINER:

5.77m (18' 11") x 3.99m (13' 1")
Carpeted flooring, TV aerial & phone sockets, ceiling light points, ample space for dining table and chairs, radiators, window to front, window and french doors to the garden and door to the kitchen.



BREAKFAST KITCHEN:

3.53m (11' 7") x 3.02m (9' 11")
Range of matching wall and base units incorporating cabinets and work surfaces, inset bowl sink and drainer with mono tap, new cooker, space for a fridge-freezer and washing machine, ample room for a breakfast table and chairs, vinyl flooring, strip lighting, under stairs store cupboard and door to the side accessing the garden.

GUEST WC:

Suite with low level WC, wash hand basin, light point, radiator, window to the front and vinyl flooring.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

3.96m (13' 0") x 2.67m (8' 9")
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

3.05m (10' 0") x 2.54m (8' 4")
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

2.39m (7' 10") x 2.03m (6' 8")
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

2.67m (8' 9") x 2.51m (8' 3")
Carpeted flooring, ceiling light point, radiator, window to rear.





FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, W/C, wall tiling, ceiling spot lights, radiator, vinyl flooring and window to rear.

INTEGRAL GARAGE:

8' 2" x 16' 8" (2.50m x 5.09m)

Large garage with high ceiling, light and electric sockets plus wall mounted gas boiler.

VIEWING:

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



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.



