

Howdle Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom semi-detached property situated on the modern residential development of Burntwood Manor.

The stunning open plan ground floor layout features a spacious rear lounge, kitchen with dining area beneath the stairs, entrance hallway, guest cloak room and a separate utility cupboard. On the first floor there are two double bedrooms and a modern fitted white bathroom suite off of the landing. There are two car parking spaces to the front and a private south west facing rear garden which collects the sun all day.

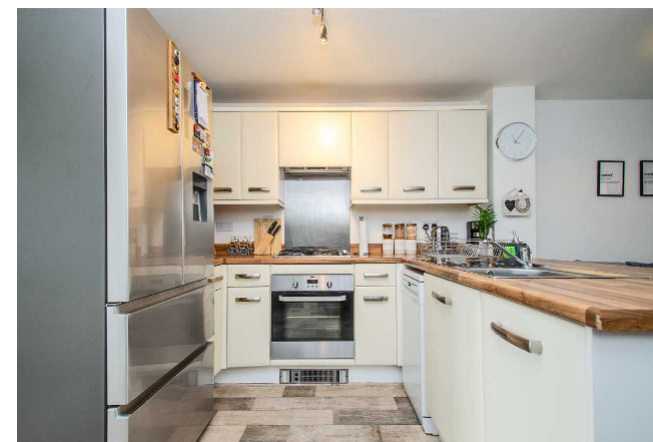
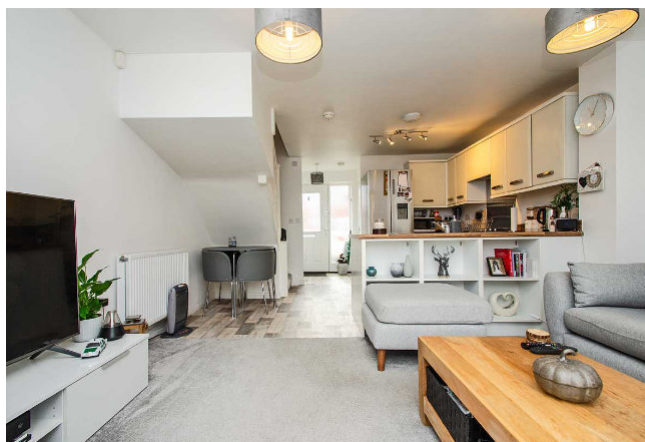
It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Composite entrance door, vinyl flooring, ceiling light point, opening to the living area, door to the guest WC and useful utility storage cupboard with space and plumbing for a washing machine as well as housing the combi' boiler.

GUEST WC:

White suite comprising: low level WC, wash hand basin, ceiling light, radiator, vinyl flooring and window to the front.





OPEN PLAN LIVING ROOM:

13' 0" x 18' 0" (3.95m x 5.49m)

Stunning open plan area with kitchen entrance leading on to the rear lounge with carpeted flooring, ceiling light point, radiator, TV aerial sockets and French doors to the south facing rear garden.

BREAKFAST KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden effect work tops, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a fridge-freezer and slimline dishwasher, breakfast bar with shelving to the lounge side, vinyl flooring, light point and stairs to the first floor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to two bedrooms and the bathroom.

BEDROOM ONE:

13' 0" x 8' 0" (3.95m x 2.45m)

Space for wardrobes and dresser, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

13' 0" x 7' 7" (3.95m x 2.32m)

Carpeted flooring, ceiling light point, radiator, window to front and space for a wardrobe.

BATHROOM:

Modern fitted white suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, radiator and extractor.

EXTERNALLY:

At the front are two allocated car parking spaces.





The sunny south-west facing private rear garden is enclosed by fenced borders with gated rear access and features; patio areas ideal for entertaining, lawn, shed, shrubs and flowerbeds.

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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE