



Collis Close
Burntwood

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Lovett&Co. Estate Agents are pleased to offer TO LET this beautifully presented two bedroom mid-terraced property situated on the modern residential development of Burntwood Manor.

The stunning open plan ground floor layout features a spacious rear lounge, breakfast kitchen with breakfast bar to the lounge side, 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 facing rear garden.

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, further integrated fridge and freezer, breakfast bar 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 facing private rear garden is enclosed by fenced borders with gated rear access and features; patio area ideal for entertaining, lawn, shed, various trees, 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.

DISCLAIMER:

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