

Lovett & Co.
estate agents

Tudor Close
Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented three bedroom semi-detached property which occupies a generous end corner plot within a quiet cul-de-sac setting.

The deceptively spacious property offers an abundance of living space with two large ground floor receptions rooms, as well as modern fitted kitchen, guest WC and large entrance hallway, with three well proportioned bedrooms, a family bathroom and additional shower room making up the upstairs.

As well as the large driveway offering off-road parking for at least four cars, the show piece of the house has to be the aforementioned rear garden, which offers extensive lawn areas, perfect families to enjoy as well as seating areas ideal for entertaining guests. There is also a fish pond, log store and wooden sheds perfect for storage.

Other benefits include: UPVC double glazed windows 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 the 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:

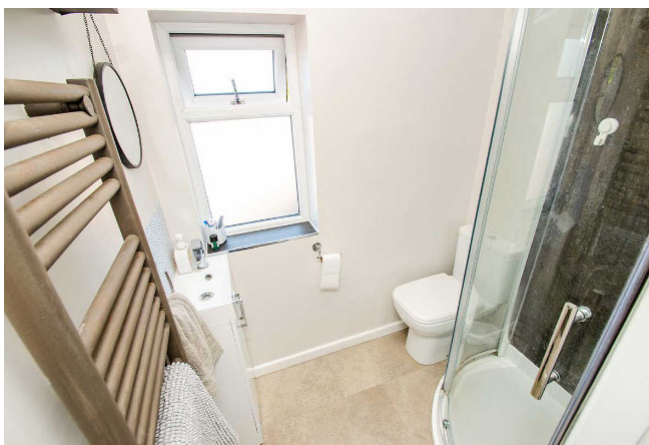
Composite entrance door and windows to the front, laminate tiled flooring, ceiling light point, useful space for hanging coats and storing shoes, stairs to first floor and French doors to the sitting room/diner.

LOUNGE:

12' 4" x 16' 2" (3.75m x 4.92m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial & phone sockets, radiators, window to the rear, ceiling light points, ample space for sofas, dining table and chairs as well as office desk, door to the kitchen.





MODERN FITTED KITCHEN:

6' 11" x 25' 9" (2.10m x 7.85m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and induction hob with extractor fan, integrated fridge and freezer, dishwasher and space for a washing machine, further cabinets housing the boiler (fitted 2019) ceiling spot lights, doors to the rear garden, WC and lounge.

LOUNGE:

17' 11" x 12' 10" (5.45m x 3.90m)
Feature multi-fuel burner fireplace, carpeted flooring, ceiling light point and fan, radiator, windows to front and French doors to the garden.

WC:

Modern fitted suite comprising: wash hand basin with tap and drainer set on cabinet unit, low level WC, heated towel rail, light point, vinyl floor and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms, family bathroom and the shower room.

BEDROOM ONE:

12' 4" x 10' 1" (3.75m x 3.07m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 2" x 12' 2" (2.80m x 3.70m)
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

6' 11" x 9' 2" (2.10m x 2.80m)
Built in wardrobe, carpeted flooring, ceiling light points, radiator and window to the front.

FAMILY BATHROOM:

Modern suite comprising: bath with shower over screen, wash hand basin set on top of cabinet unit, low level W/C, vinyl flooring, ceiling spot lights, heated towel rail and window to rear.

SHOWER ROOM:

Modern suite comprising: shower cubicle, cabinet wash hand basin, low level W/C, vinyl flooring, ceiling spot lights, heated towel rail and window to side.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only