



**Carlton Crescent
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this extremely well presented and superbly maintained three bedroom semi-detached house set on a quiet sought after cul-de-sac.

It features a superb contemporary open plan layout on the ground floor with a spacious bright and airy open plan lounge diner, modern fitted kitchen, useful study/dining/sitting room, delightful welcoming hallway and rear conservatory. Upstairs the property offers three well proportioned bedrooms, landing with stunning full length picture window and a modern fitted family bathroom.

The property benefits from UPVC double glazing and gas central heating through out as well as electrical rewire.

Externally there is a good sized landscaped private rear garden with patio and decking areas plus low maintenance Astroturf lawn, shed and driveway with ample parking.

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.

OPEN PLAN LOUNGE-DINER:

19' 10" x 11' 2" (6.04m x 3.40m)

Accessed via the porch and comprising: feature fireplace with ornate surround, carpeted flooring,

TV & phone sockets, coving, ceiling light point, window to front, door to kitchen and patio doors to the rear conservatory and open plan to dining/sitting room.

SITTING/DINING ROOM:

15' 1" x 7' 11" (4.59m x 2.41m)

Carpeted flooring, coving, recessed spot lighting and window to front.

MODERN FITTED KITCHEN:

7' 11" x 8' 4" (2.41m x 2.54m) Being a fitted kitchen with a range of wall, base and drawer units finished with laminate work surfaces, coving, recessed spotlights, a one and a half bowl stainless-steel sink with mixer taps and drainer unit, tiled splash backs, an electric built-under double oven, a gas hob with five rings, an extraction cooker hood, plumbing for a washing machine, an integrated fridge, window to rear and tiled flooring.

CONSERVATORY:

9' 0" x 10' 0" (2.74m x 3.05m)

Being constructed from a low-level brick wall with upvc frame, tiled flooring and French door to the side.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

11' 1" x 11' 3" (3.38m x 3.43m max)

Carpeted flooring, radiator, ceiling light point and window to rear.





BEDROOM TWO:

8' 5" x 11' 2" (2.56m x 3.40m)
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

8' 0" x 8' 3" (2.44m x 2.51m)
Carpeted flooring, window to rear, ceiling light points and radiator.

MODERN FITTED FAMILY BATHROOM:

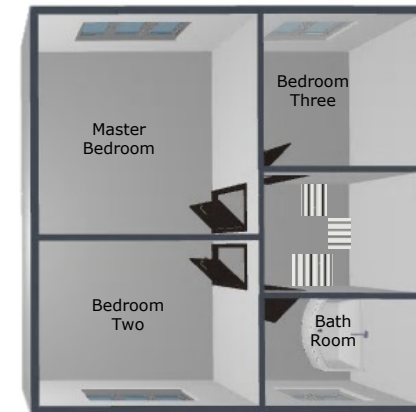
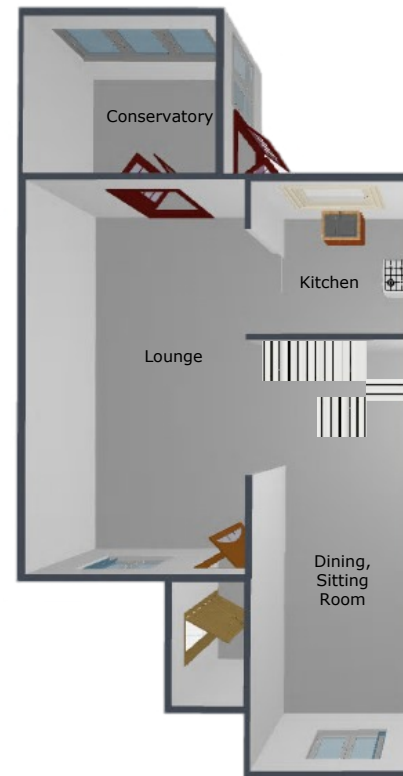
White suite comprising: P shaped bath with shower over, vanity unit incorporating w/c, cabinet and wash hand basin, tiled walls and flooring, ceiling light point and opaque window to front.



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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