



Rose Lane
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom family home situated in popular residential area of Burntwood.

The property occupies a generous plot with ample parking on the block paved front driveway, as well as large private rear garden with patio and lawn area, ideal for families to enjoy and for entertaining guests. The gardens to the front and rear features a number of mature planted trees, shrubs and bushes and has been superbly maintained and cared for.

Internally the property briefly comprises: entrance hallway, spacious open-plan lounge-diner, modern fitted breakfast kitchen, side entrance with utility area, large garage, landing to the family bathroom and three double bedrooms.

Other features include: UPVC double glazing and gas central heating throughout provided by a Worcester Bosch combi boiler (approx 10 years old).

The property 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. Bus routes are within walking distance. 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, carpeted flooring, ceiling light point, radiator, full height window to the front, stairs to first floor and door to the lounge-diner.



LOUNGE-DINER:

11' 5" x 22' 2" (3.48m x 6.75m)

Feature fireplace with space for an electric fire, carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiators, window to the front, patio to the rear and door to the breakfast kitchen.



BREAKFAST KITCHEN:

10' 11" x 11' 9" (3.33m x 3.58m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, integrated fridge and freezer, ample space for a dining table and chairs, wall tiling, ceiling spot lights, window to the rear and door to the side entrance/utility area.



SIDE ENTRANCE & UTILITY:

4' 5" x 24' 5" (1.35m x 7.45m)

Entrance doors to both the front and rear, carpeted flooring, ceiling light points, space and plumbing for a washing machine and dryer, door into the garage.

GARAGE:

11' 0" max (7' 9" min) x 17' 2" (3.36m x 5.23m)

FIRST FLOOR LANDING:

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

BEDROOM ONE:

14' 7" x 10' 2" (4.45m x 3.11m)

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

BEDROOM TWO:

11' 5" x 11' 9" (3.47m x 3.58m)

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



**BEDROOM THREE:**

7' 11" x 9' 2" (2.41m x 2.80m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with shower above, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling lights, radiator, airing cupboard 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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