



Arnhem House
Collis Close, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom top floor apartment situated on a sought after modern development in Burntwood.

The apartment has been finished to a high standard throughout with a stunning open plan lounge and kitchen area, modern fitted kitchen, bathroom and en-suite from the master bedroom. The property benefits from UPVC double glazing and gas central heating through out. Other benefits include much of the original NHBC guarantee remaining with the property only being a few years old.

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 plus is just a short walk away from Chasewater.

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:

Entrance door, security intercom system, carpeted flooring, ceiling light point, radiator, with decorative cover, three useful storage cupboards, doors to the two bedrooms, bathroom and lounge area.

OPEN PLAN LOUNGE & KITCHEN:

5.49m x 3.53m

Carpeted flooring, TV aerial & phone sockets, ceiling light point, two radiators, window to side and French doors to rear plus open plan to the kitchen.

KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, integrated fridge-freezer and washing machine, laminate flooring and ceiling light point.

BEDROOM ONE:

4.19m x 3.20m

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE SHOWER ROOM:

Modern fitted white suite comprising: shower cubicle, wash hand basin, low level WC, tiled splash back, radiator, extractor fan and light point.

BEDROOM TWO:

2.90m x 2.54m

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

BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, ceiling light, radiator and extractor.





EXTERNALLY:

There are communal hall and stairways accessed via the intercom security system from the car parking at the rear with allocated space for one vehicle.

TENURE:

We have been advised that the property is leasehold.

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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