

Lovett & Co.
estate agents

Redwood Drive
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and extended four-bedroom semi-detached family home, occupying one of the more generous plots on the street.

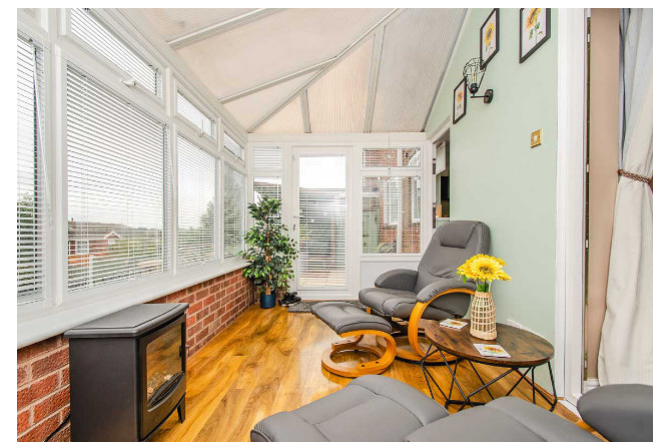
Set back from the road, the property benefits from a spacious three-car driveway to the front, while to the rear is a large and private two-tiered garden. The garden features a raised patio area ideal for outdoor dining and entertaining, steps down to a generous lawn with a further paved seating area, attractive planted borders, a useful storage shed and gated side access.

The well-appointed and extended living accommodation comprises: entrance hallway, spacious open-plan lounge-diner, conservatory and modern fitted kitchen. Upstairs, the landing provides access to four generous bedrooms and a stylish family bathroom, which was refitted approximately two years ago. One of the bedrooms also benefits from an adjoining dressing area, offering excellent versatility and potential for use as a home office, gaming room or additional storage space.

Further potential is provided by the garage, which features a recently fitted up-and-over door, along with an internal access door and window. This versatile space could easily be adapted to suit a variety of uses, such as a home gym, office, studio or workshop, subject to any necessary consents.

Additional benefits include UPVC double glazing, gas central heating provided by a modern combination boiler installed approximately five years ago, and a fully boarded loft space with convenient pull-down ladder access, providing excellent additional storage.

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.

RECEPTION HALL:

Composite front door, laminate flooring spot lights, useful cloak storage cupboard, stairs to the first floor, doors to the lounge and kitchen.

LOUNGE & DINING AREA:

11' 7" x 23' 11" (3.52m x 7.28m)

Feature fireplace with electric fire, carpeted flooring, ceiling and wall light points, window to the front, patio doors to the rear conservatory, door to the kitchen.

CONSERVATORY:

13' 9" x 7' 7" (4.20m x 2.30m)

Poly-carbonate sloping roof with a UPVC frame set on a brick base, double glazed windows and door to the garden, laminate flooring, radiator, wall light, door to the kitchen.

KITCHEN:

16' 9" x 8' 10" (5.10m x 2.70m)

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, further integrated dishwasher and washer-dryer, recess with space for a fridge-freezer, tiled flooring, spot lighting and windows to the rear,

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, loft hatch and airing cupboard housing the boiler.

BEDROOM ONE:

9' 6" x 11' 5" (2.90m x 3.48m)

Built in wardrobe and cupboard, carpeted flooring, radiator, ceiling spot lights and window to the front.



BEDROOM TWO:

9' 6" x 10' 3" (2.90m x 3.13m)

Carpeted flooring, ceiling spot lights, radiator, window to the rear.

BEDROOM THREE:

15' 5" max x 11' 2" (4.71m x 3.40m)

Walk in dressing area, carpeted flooring, radiators, ceiling and wall lights, windows to the front.

BEDROOM FOUR:

7' 3" x 9' 3" (2.21m x 2.82m)

Carpeted flooring, ceiling spot lights, radiator, window to the rear and to the side.



FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and windows to rear.

GARAGE/STUDIO:

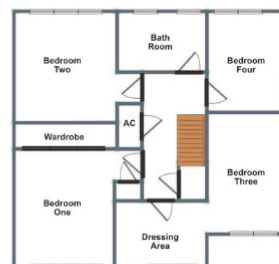
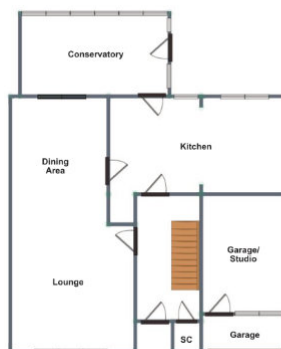
7' 3" x 15' 7" (2.21m x 4.75m)

New up and over front door to the storage area, with further door and window into the studio area, ripe for a full conversion into a home office, studio or gym.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.