

Bridge Cross Road
Burntwood

3 2 2

Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home offered with NO ONWARD CHAIN.

There is ample parking to the front on the private driveway, plus a good sized low maintenance south facing rear garden.

Internally, the property has been recently renovated and decorated throughout, with new carpets, two shower rooms and new fitted kitchen. It accommodation briefly comprises: porch, hallway, front lounge, rear kitchen and dining room, ground floor shower room, landing, three good sized bedrooms and a further family shower room.

Other benefits include: UPVC double glazing 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 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:
Accessed via the font porch it features: Front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and doors to kitchen, lounge and shower room.













LOUNGE:
3.65m x 3.66m
Carpeted flooring, feature fireplace, TV & phone sockets, ceiling light point, radiator and window to front.

KITCHEN:
2.26m x 3.46m
Range of matching wall and base units incorporating, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, space and plumbing for further appliances, ceiling light point, window to rear, door to side and door to dining room.

DINING ROOM:
3.37m x 3.49m
Carpeted flooring, storage cupboard, ceiling light point, radiator, and window to rear.

SHOWER ROOM:
Suite comprising: shower cubicle, w/c, wash hand basin, radiator, tiled flooring, ceiling light point and radiator.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to loft.

MASTER BEDROOM:
3.65m x 3.70m
Carpeted flooring, radiator, ceiling light point and window to front.

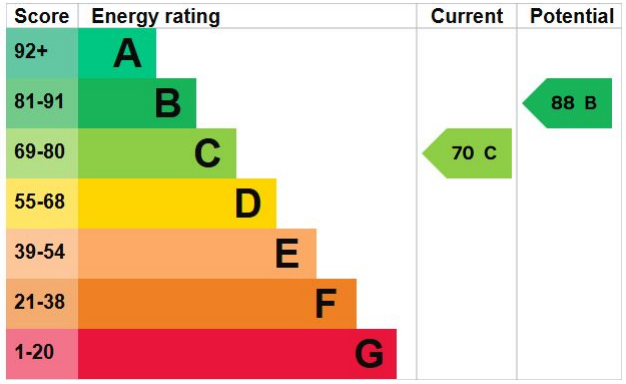
BEDROOM TWO:
3.52m x 2.52m
Carpeted flooring, ceiling light point, radiator and window to rear.













For illustrative purposes only

BEDROOM THREE:
2.02m x 3.50m
Carpeted flooring, window to front, ceiling light point and radiator.

FAMILY SHOWER ROOM:
White suite comprising: shower cubicle, pedestal wash hand basin, W/C, wall tiling, carpeted flooring, ceiling light point, cupboards and opaque window to rear.

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

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.