



**Beaudesert
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented four/six bedroom semi-detached house situated down a quiet cul-de-sac within a popular residential area of Burntwood.

Offering generous and highly flexible accommodation throughout, the property benefits from two ground-floor bedrooms, which could also serve as a home office, playroom, or additional reception space. The first floor comprises four further bedrooms, making it an ideal home for growing families, and is complemented by a recently fitted modern shower room.

The ground floor features a spacious open-plan lounge and dining area, creating an excellent space for both everyday living and entertaining. In addition, there is a good-sized rear sitting room overlooking the garden, a modern fitted breakfast kitchen, and a separate utility room. Together with the versatile ground-floor bedrooms, the layout offers exceptional flexibility to suit a wide range of lifestyle requirements.

Other benefits include: new modern combi boiler (2023), two fully boarded loft spaces and recently re-rendered to the front.

Externally there is a block paved paved two car driveway to the front. The south facing private rear garden benefits from the sun throughout the day, it has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, ideal for relaxing and entertaining. Steps lead up to an elevated decked terrace, offering a wonderful vantage point over the garden. There is also a versatile outbuilding with light and power, it provides excellent potential for a range of uses, including a home office, bar, gym, or hobby space.

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 front porch and featuring: laminate flooring, radiator, ceiling light point, carpeted stairs to first floor and door to the lounge.

LOUNGE:

3.68m max X 7.95m max
Laminate flooring, TV aerial & phone sockets, coving, ceiling light points, radiator, window to front, ?French doors to rear sitting room and open plan to kitchen.

REAR SITTING ROOM:

4.26m X 3.76m
Laminate flooring, coving, ceiling light point, door to bedroom/study and French doors to the garden.

BEDROOM/STUDY:

2.51m X 2.92m
Fitted wardrobes and overhead cabinets, carpeted flooring, radiator, coving, ceiling light point and window to rear.

KITCHEN:

4.53m X 3.20m
Extensive range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill, extractor hood, integrated gas hob with extractor hood, space and plumbing for washing machine, breakfast bar, recessed spot lights and feature lighting, laminate flooring and door to utility.

UTILITY:

2.19m X 2.11m
Matching wall and base units with fitted cabinets, work surfaces, space for all appliances plus door to bedroom/study.

BEDROOM/STUDY:

3.04m X 2.24m
Carpeted flooring, radiator, ceiling light point and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to three bedrooms, family bathroom and access to two boarded loft spaces.





MASTER BEDROOM:

4.94m x 3.93m
Originally configured as two separate rooms, this space could easily be reconfigured to its original layout with the addition of a stud wall. Built in wardrobe, dressing area, carpeted flooring, radiator, ceiling light point and two windows to front.

BEDROOM TWO:

2.59 X 3.32m
Built in wardrobes and overhead cabinets, carpeted flooring, ceiling light point with fan, radiator and window to front.

BEDROOM THREE:

3.75m X 1.97m
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:

3.75m X 1.97m
Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY SHOWER ROOM:

Modern white suite comprising: double shower cubicle, cabinet wash hand basin, low level WC and cabinets, tiled walls and flooring, ceiling light point, heated towel and obscured 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.

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