



The Ridgeway
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, four bedroom semi-detached dormer style property.

The property offers flexible living and sleeping accommodation with a ground floor bedroom which can be used as a further sitting room, dining room, office or bedroom. There is also a spacious lounge, modern fitted kitchen, good sized reception hallway and wet room plus three bedrooms and en-suite to master on the first floor.

Other stand out features of the property include: good sized private two tier rear garden with a paved patio area and lawn. There is also an integral garage, driveway and front lawn.

The property benefits from double glazing and central heating throughout.

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. 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.

HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor, doors to lounge, kitchen, bedroom/sitting room and bathroom.

LOUNGE:

5.09 x 3.62 (16'8" x 11'10")
Feature gas fireplace, carpeted flooring, coving, ceiling light point, radiator, TV point and French doors to garden.

MODERN BREAKFAST KITCHEN:

6.73m x 3.76m
Range of modern matching wall and base units incorporating cupboards, drawers and complimentary work surfaces, inset bowl sink and drainer with mono tap, integrated oven with four ring hob and extractor hood, space and plumbing for washing machine, dishwasher and fridge/freezer, laminate flooring, recessed spot lights, breakfast bar, bi-folding doors to garden, door to side of property with access to storage cupboard.

BEDROOM/RECEPTION ROOM:

3.80 x 3.02 (12'5" x 9'10")
Carpeted flooring, radiator, ceiling light point and window to front.

WET ROOM:

White suite comprising: shower attachment, wash hand basin, low level w/c, wall tiling, ceiling light point, vinyl flooring and window to side.

INTEGRAL GARAGE:

Up and over front door, ceiling light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access and doors to three bedrooms.

MASTER BEDROOM:

2.85m x 4.33m
Carpeted flooring, ceiling light point, radiator door to en-suite and window to rear.

EN-SUITE:

Suite comprising: shower cubicle, pedestal wash hand basin, w/c, wall tiling, vinyl flooring, radiator and ceiling light point.





BEDROOM TWO:

3.62m x 3.35m

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

BEDROOM THREE:

3.68m x 2.98m

Carpeted flooring, ceiling light point, radiator and 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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