



**Bridge Cross Road
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this substantial and highly versatile detached home offering exceptional space throughout, ideal for modern family living.

Set back behind an in-and-out driveway with ample off-road parking and a garage, this property combines generous proportions with flexible accommodation and excellent potential.

The ground floor features multiple reception rooms, including a bright bay-fronted lounge opening into a further living area and dining room with French doors leading to a beautifully maintained south-facing rear garden. A modern breakfast kitchen, separate utility room, and guest cloakroom complete the ground floor. Upstairs offers four double bedrooms, with en suite shower to bedroom four with views of the garden. A stylish family bathroom serves the remaining rooms. There is also a spacious attic room that provides further scope for conversion into additional bedroom(s), subject to the necessary consents. It could also be used as a gym. Playroom or office.

Externally, the property boasts a generous rear garden with lawn, planting areas, covered seating space, ideal for families and entertaining. To the rear of the property is space to potentially build an annexe SSTP. There is also a large workshop/shed measuring 18' x 12' fully insulated with lighting, power and its own consumer unit. The front provides extensive parking and access to a large garage with internal entry.

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.

PORCH:

Front entrance door, Parquet flooring and door to reception hall.

RECEPTION HALL:

Spacious hallway with wood-style flooring, staircase to first floor, coving, dado rail, electric heater, and doors to principal rooms.

LOUNGE:

11'9" x 11'8" (3.58m x 3.56m)
Front-facing bay window, feature fireplace with electric fire, coving, wall lights, wood-style flooring and open plan to living room.

LIVING ROOM

11'9" x 11'6" (3.60m x 3.56m)
Coving, wall lights, wood-style flooring, and double doors to dining room.

DINING ROOM

11'9" x 11'2" (3.58m x 3.40m)
French doors to rear garden, side window, coving, wood-style flooring, and door to kitchen.

KITCHEN:

11'11" x 11'4" plus 8'8" x 6'9" (3.63m x 3.45m plus 2.64m x 2.06m)
Range of matching high-gloss wall and base units, integrated drawers and wine rack, and complementary worktops with matching splash-backs. Includes inset sink with chrome mixer tap, built-in electric hob with extractor hood, separate eye-level oven, and space for an American-style fridge/freezer. Finished with tiled flooring, under-floor heating, inset lighting, and window to rear.

UTILITY:

18'7" x 7'4" min (5.66m x 2.24m min)
Storage units, work surfaces, plumbing for appliances, access to garage and cloakroom, and door to rear garden.

FIRST FLOOR LANDING:

Stairs to attic room and access to bedrooms and bathroom.

MASTER BEDROOM:

16' 0" x 12' 0" (4.88m x 3.65m)
Wood effect flooring, radiator, ceiling light point, coving, door to en-suite and window to front.





BEDROOM TWO:

11'9" x 11'9" (3.60m x 3.60m)
Wood effect flooring, radiator, ceiling light point, coving and window to rear.

BEDROOM THREE:

11'9" x 11'9" (3.60m x 3.60m)
Wood effect flooring, window to front, coving, ceiling light points and radiator.

BEDROOM FOUR:

853' 0" x 12' 0" (260m x 3.67m)
Wood effect flooring, radiator, ceiling light point, coving and French doors to balcony.

FAMILY BATHROOM:

A white bathroom suite with chrome-style fittings, comprising a low-level W.C., pedestal wash hand basin, and a panelled bath with mono mixer shower attachment. Complementary partial ceramic wall tiling, ceiling light point, and window to the rear.



GARAGE:

16' 9" x 12' 1" (5.11m x 3.68m)
Electric up and over entrance door, light and power points and a courtesy door which gives access to the internal accommodation.

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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