



Collis Close
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home set on a popular modern residential development at Burntwood Manor.

The property briefly comprises: hallway, lounge, kitchen, dining room, guest WC, integral garage, landing, family bathroom, three double bedroom with en-suite the master.

At the front is a tarmac drive with parking for three vehicles which leads to the front entrance door and garage. The good sized private rear garden is enclosed by fenced borders with gated side access and features; landscaped patio area ideal for entertaining, lawn and wood chipped play area ideal for children to play as well as garden shed.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore 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:

Front entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to kitchen, guest w/c, dining room and lounge as well as the garage.

LOUNGE:

14' 2" x 10' 5" (4.32m x 3.18m)
Carpeted flooring, TV & phone sockets, ceiling light point, radiator and French doors to rear garden.

DINING ROOM:

10' 2" x 11' 11" (3.10m x 3.62m)
Carpeted flooring, ceiling light point, radiator and windows to front.

HIGH SPECIFICATION KITCHEN:

9' 10" x 9' 9" (3.00m x 2.96m)
Range of modern 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 hood, integrated fridge-freezer, space for integrated washing machine, laminate flooring, radiator, ceiling light point, window to rear and door to side of property.

INTEGRAL GARAGE:

Up and over door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

10' 5" x 13' 5" (3.17m x 4.10m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to en-suite.





MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, laminate flooring, ceiling light point, radiator and window to front.

BEDROOM TWO:

11' 9" x 9' 10" (3.57m x 2.99m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

8' 10" x 9' 10" (2.68m x 2.99m)
Carpeted flooring, ceiling light point, radiator and window to rear.

MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level w/c, part wall tiling, 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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