

Lovett & Co.
estate agents



Princess Street
Burntwood



Lovett & Co. Estate Agents are delighted to offer for sale this Charming Three-Bedroom Traditional Semi-Detached Home.

This attractive traditional freehold property offers spacious and versatile accommodation, making it an ideal family home.

The ground floor features a welcoming lounge with a characterful feature fireplace, a separate dining room perfect for entertaining, and a useful cellar providing additional storage space. The fitted kitchen comes complete with appliances and is complemented by a utility area and rear lobby for added convenience.

Upstairs, the property offers three well-proportioned bedrooms and a modern shower room.

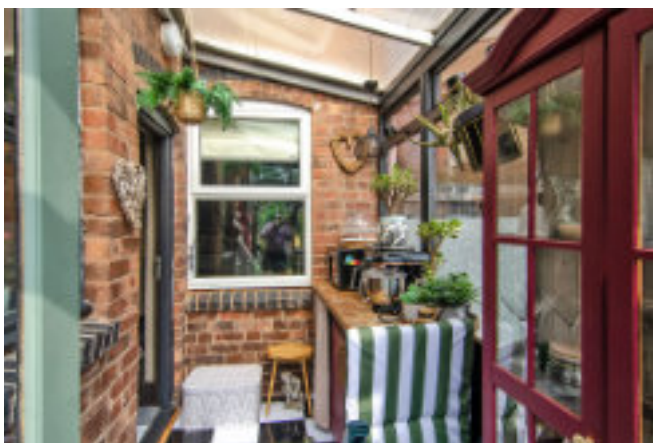
Further benefits include sealed-unit double glazing and gas-fired radiator central heating throughout, ensuring comfort and energy efficiency.

Externally, the home enjoys a delightful long rear garden, providing excellent outdoor space for relaxation and recreation, together with the added advantage of a rear parking space.

Key Features:

- Traditional freehold semi-detached house
- Three bedrooms
- Lounge with feature fireplace
- Separate dining room
- Cellar
- Fitted kitchen with appliances
- Utility room and rear lobby
- Shower room
- Double glazing
- Gas radiator central heating
- Long rear garden
- Rear parking space





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.

DINING ROOM:
12' 4 x 11' 2 (3.76m x 3.40m)

LOUNGE:
12' 3 x 12' 3 (3.73m x 3.73m)

KITCHEN:
11' 4 x 6' 11 (3.45m x 2.11m)

UTILITY:

SIDE LOBBY:
9' 11 x 5' 2 (3.02m x 1.57m)

CELLAR:

FIRST FLOOR LANDING:

MASTER BEDROOM :
12' 5 x 11' 3 (3.78m x 3.43m)

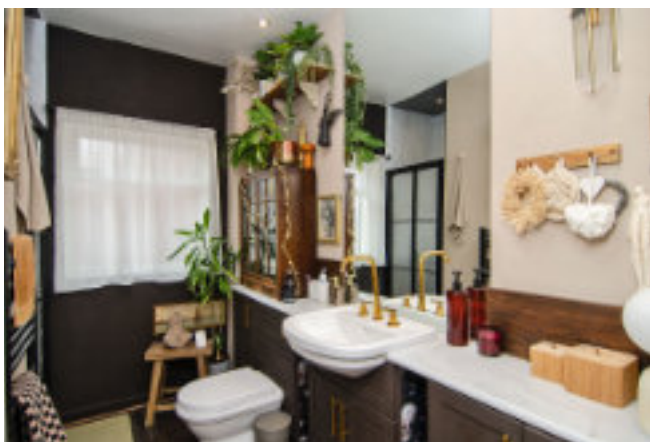
BEDROOM TWO:
11' 4 x 6' 11 (3.45m x 2.11m)

BEDROOM THREE:
9' 2 x 7' 1 (2.79m x 2.16m)

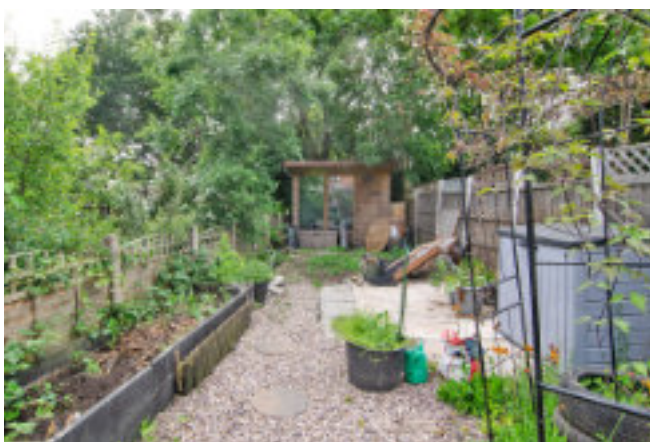
FAMILY BATHROOM:

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 n o n - r e f u n d a b l e .



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not a energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

