

Newgate Street
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom end-terraced property with generous plot and substantial rear garden, ideal for growing families.

The property is being offered with NO ONWARD CHAIN.

The spacious accommodation briefly comprises: entrance porch with storage cupboard, hallway to the WC, kitchen and large rear lounge-diner, with additional conservatory to the rear. The landing leads to the three bedrooms and modern family bathroom.

Furthermore, there is a private driveway to the front offering off-road parking as well as large rear garden, which collects the sun throughout the day, great for families and pets to enjoy as well as entertaining guests.

Other features include UPVC double glazing and gas 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.

RECEPTION HALL:

Accessed via the entrance porch it features: carpeted flooring, ceiling light point, radiator,





storage cupboard, opening to the kitchen, doors to the WC and lounge.

LOUNGE-DINER:

14' 11" x 15' 5" (4.54m x 4.69m)

Feature fireplace, carpeted flooring, ceiling light point, radiators, stairs to the first floor, patio door and single door to the conservatory.

CONSERVATORY:

12' 10" x 7' 10" (3.91m x 2.38m)

Plastered and insulated pitched ceiling with spot lighting, tiled flooring, electric sockets, plus bi-folding doors to the rear garden.



KITCHEN:

8' 10" x 8' 10" (2.69m x 2.70m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill, 4 ring gas hob with extractor hood, further integrated fridge and freezer, space and plumbing for a washing machine, plus dishwasher or tumble dryer, and a handy service hatch to the lounge.

GUEST WC:

Low level WC and corner cabinets wash hand basin.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

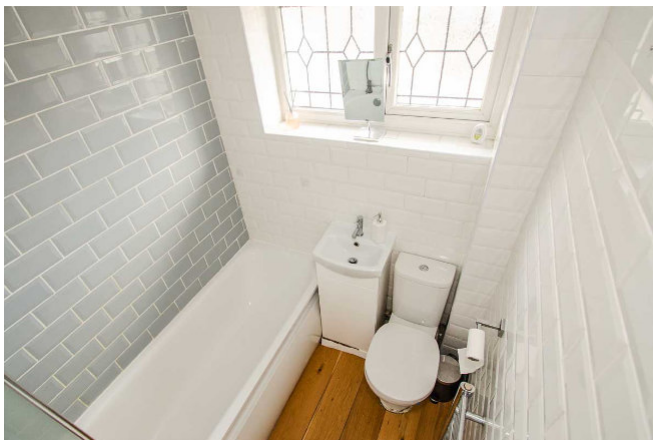
9' 1" x 13' 2" (2.78m x 4.01m)

Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 1" x 11' 6" (2.78m x 3.50m)

Carpeted flooring, ceiling light point, radiator,



window to front.

BEDROOM THREE:

5' 5" x 8' 4" (1.66m x 2.55m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over, cabinet wash hand basin, low level, W/C, wall tiling, laminate flooring, ceiling lights, heated towel rail and window to front.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only