

Lovett & Co.
estate agents

Cranfield Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this outstanding and immaculately presented two bedroom extended link detached bungalow, situated in a quiet, sought after, cul-de-sac.

The property undertook comprehensive refurbishment in 2013, including complete re-wiring, re-plastering, new boiler/central heating system and replaced flooring throughout. Furthermore, all the windows and doors have just been replaced (2026) as well as a new electric roller shutter front garage door.

The property also benefits from a partially boarded loft with a convenient pull-down ladder, lighting, and power offering useful and accessible storage. Additionally, there is a delightful extended dining/kitchen. The modern bathroom includes both a bath & separate shower cubicle.

In 2018 a fully insulated solid roof conservatory was added with dual access doors leading to each patio. This has all year usage and is heated with an efficient thermostatic electric radiator for the cooler months.

In 2022 a further tiled and pitched roof over the kitchen and front bedroom were added, replacing the flat roof to add insulation as well as aesthetic appeal and minimising maintenance. The driveway was also replaced at this time, giving off road parking for 2/3 cars.

The property consists of: a roomy lounge, a lovely rear conservatory, a sizable inner hallway, a porch, two double bedrooms, modern fitted open-plan dining kitchen, and a modern fitted bathroom.

Outside, there is a delightful, generously sized private rear garden featuring a lawn, two patio areas, external power points, a decorative rockery, and a diverse array of plants, trees, and shrubs. At the front, a tarmac driveway, leading to the garage, enabling further parking. There is also a cold water tap to the front.

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, library 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, tiled floor and skirting, ceiling light point and door to the inner hall.

INNER HALL:

9' 3" x 6' 8" (2.82m x 2.03m)
Laminate flooring, ceiling light point, radiator, loft access hatch, doors to the kitchen, bedrooms, bathroom and lounge.

LOUNGE:

15' 9" x 11' 5" (4.80m x 3.48m)
Feature recess fireplace, laminate flooring, coving, wall light points, radiator and patio doors to the conservatory.

OPEN PLAN DINING KITCHEN:

8' 6" x 19' 3" (2.59m x 5.88m)
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and four ring gas hob with extractor hood, space for fridge, freezer, dishwasher and washing machine, spot lighting, laminate flooring, windows to front and side. Dining area with ample space for table and chairs, radiator, feature circular window and door to side of property.

CONSERVATORY:

10' 4" x 9' 5" (3.15m x 2.86m)
Solid pitched roof, upvc frame and brick base, tiled flooring, recessed spot lighting, French doors and door to side.

BEDROOM ONE:

13' 8" x 10' 4" (4.17m x 3.15m)
Carpeted flooring, radiator, coving, ceiling light point and window to rear.

BEDROOM TWO:

11' 0" x 9' 8" (3.35m x 2.95m)
Carpeted flooring, useful storage cupboard, radiator, coving, wall light point and window to front.

FAMILY BATHROOM:

Suite comprising: bath with shower attachment, shower cubicle, pedestal wash hand basin, low level W/C, tiled flooring, ceiling light point, and window to side.



GARAGE:
 16'4" x 7'8" (5.00m x 2.36m)
 New electric roller shutter front door, light point, six power points, window and door to the rear garden.

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		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE