



Beech Crescent
Burntwood

Beech Crescent Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom terrace house.

The property is just a few minutes drive from Cannock Chase, an area of outstanding natural beauty and benefits from facilities found within the nearby Hednesford, Cannock and Rugeley town centres. Commuter benefits include A460, A34 and the M6 toll Road linking the Midlands Motorway network, train stations in Hednesford, Cannock and Rugeley provide local & cross country services.

The property has two floors; on the ground floor: hall, fully fitted kitchen and lounge. On the first floor: two bedrooms and bathroom. Externally the property offers: tarmac drive with parking for two cars and rear garden. The property benefits from UPVC double glazing and central heating through out.

HALL:

Laminate flooring, ceiling light point, stairs to first floor accommodation and doors to storage cupboard, kitchen and lounge.

LOUNGE:

4.48m (14' 8") x 3.97m (13' 0")

Laminate flooring, TV & phone sockets, ceiling light point, radiator, window to rear and door to rear garden.

KITCHEN:

3.01m (9' 11") x 1.98m (6' 6")

Range of matching wall and base units with work surfaces, inset bowl sink and drainer with mono tap, oven and hob with extractor fan, vinyl flooring, ceiling light point, space and plumbing for dishwasher and fridge, radiator and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access and doors off to two bedrooms and bathroom.

BEDROOM:

3.97m (13' 0") x 3.56m (11' 8") MAX

Laminate flooring, ceiling light point, radiator, built in storage cupboard and window to rear.

BEDROOM:

3.95m (13' 0") x 1.98m (6' 6")

Laminate flooring, ceiling light point, radiator and window to front.

BATHROOM:

White suite comprising: bath with integrated shower, wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point, airing cupboard and window to front.





EXTERNALLY:

At the front is a tarmac drive with parking which leads to the front entrance door. The private rear garden is enclosed by fenced borders and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

TENURE:

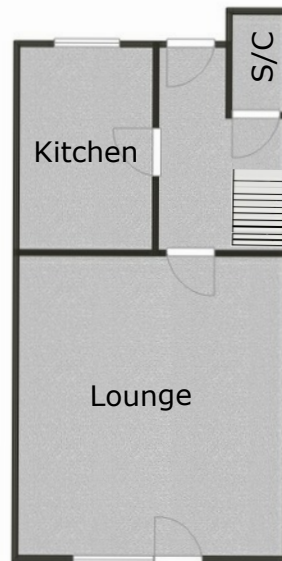
We have been advised that the property is freehold.

VIEWING:

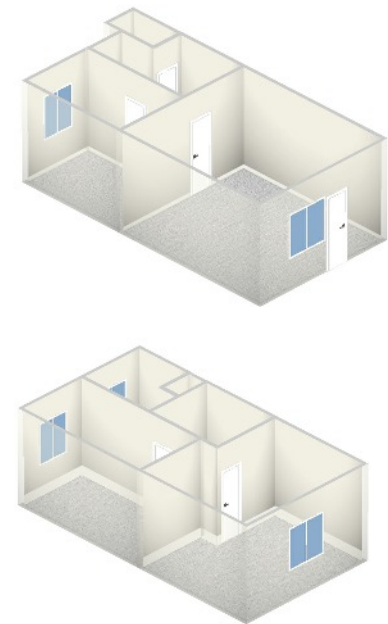
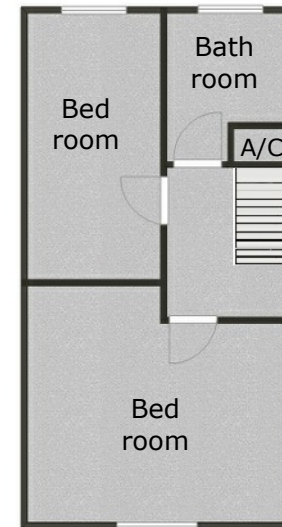
Please contact us on 01543 889410 if you wish to arrange a viewing appointment for this property or require further information.

Floor Plan:

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





01543 889410

22 Dam Street,
Lichfield, WS13 6AA

info@lovetto.co.uk
www.lovetto.co.uk

Lovett & Co.
estate agents