



**Ironstone Road
Burntwood**

Ironstone Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this outstanding three bedroom executive detached family home situated in a peaceful, semi rural location.

The property benefits from a substantial ground floor extension and has been extensively re-furbished throughout with no expense spared on high spec fixtures and fittings.

On the ground floor is the substantial, extended lounge and high spec breakfast kitchen, both with stunning, feature roof skylight lanterns. There is also potential to create an open-plan layout since there is only a stud wall between the two spaces. Additionally, there is a dining room, a handy guest w/c, a welcoming entrance hall, a practical utility room, and a garage store. The garage store can be easily converted back into a full-sized garage if needed. On the top floor, you will find three spacious bedrooms, a landing area, and a stunning luxury family bathroom.

Externally the property offers a charming private rear garden with Astroturf lawn, paved patio area, flowerbeds, summerhouse and shed. To the front is a large block paved drive with parking for five cars. The property benefits from UPVC double glazing, Virgin broadband connection and new boiler and central heating system throughout (2018).

The location enjoys direct access to woodland and scenic countryside, making it perfect for leisurely walks in nature. It is also 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 front porch and featuring: laminate flooring, ceiling light point, carpeted stairs to first floor accommodation, radiator and doors to utility, dining room, kitchen, guest w/c and lounge.

LOUNGE:

3.57m x 7.48m

Carpeted flooring, coving, TV socket, cable broadband, ceiling light point and recessed spot lights, two radiators, roof skylight lantern and French doors to the rear garden.

KITCHEN:

2.67m x 6.88m

Extensive, range of matching, high gloss finish wall and base units incorporating cupboards, drawers, cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated double, oven and 4 ring gas hob with extractor hood, recessed spot lights, vinyl cushion flooring, roof skylight lantern, two radiators, breakfast bar and French doors to the rear garden.

DINING ROOM:

11'4 x 8'9 (3.45m x 2.67m)

Carpeted flooring, coving, ceiling light point, radiator and bay window to front.

UTILITY:

The utility spans two separate rooms with storage space, radiator, freestanding washing machine and fridge freezer (both included).

GARAGE STORE:

Two metal opening doors, storage space.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, access to loft, doors off to three bedrooms, family bathroom and airing cupboard housing combi boiler.





MASTER BEDROOM:

11'8 x 11'4 (3.56m x 3.45m)
 Built in mirrored wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

11'2 x 9'3 (3.40m x 2.82m)
 Built in mirrored wardrobe, carpeted flooring, radiator, ceiling light point and two windows to rear.

BEDROOM THREE:

10' x 7 (3.05m x 2.14m)
 Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

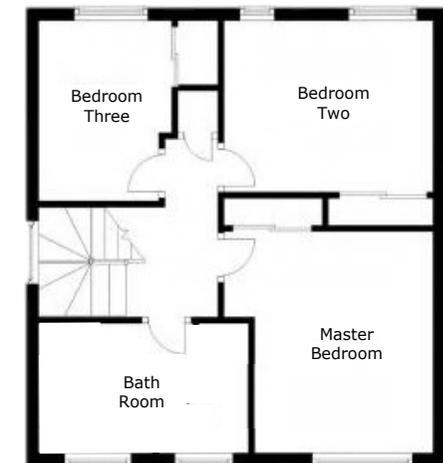
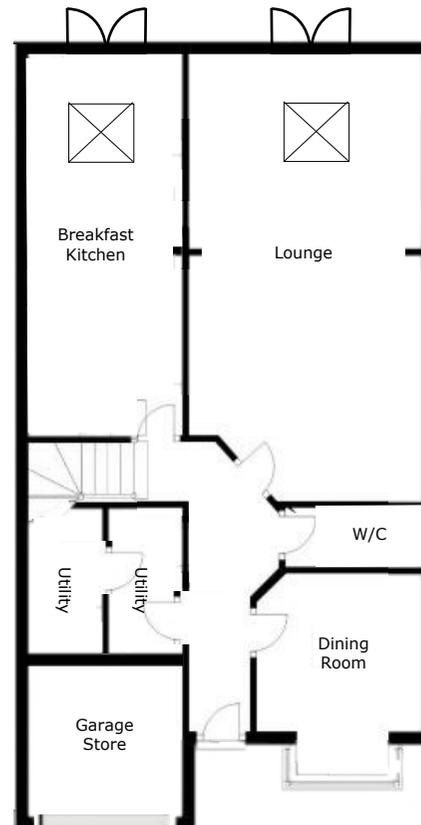
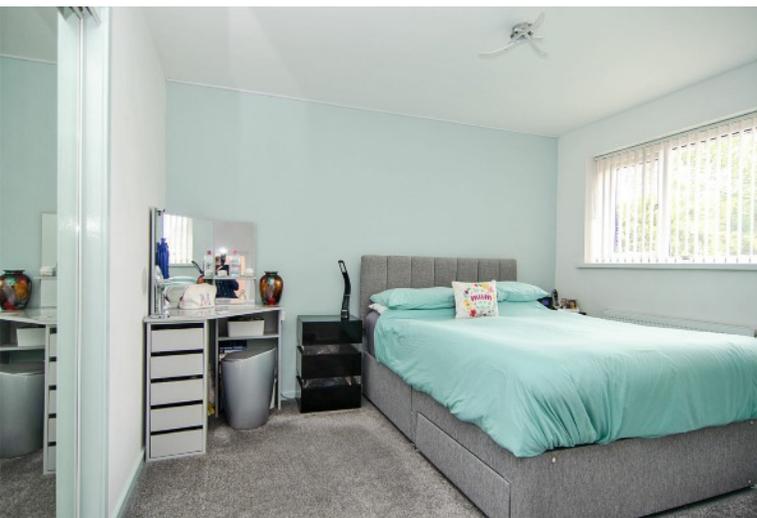
White suite comprising: large bath, double shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, two ceiling light points, ceiling extractor fan, radiator and two windows to front.

VIEWING:

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

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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

