

Lovett & Co.
estate agents

Morley Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom family home situated in popular residential area of Burntwood.

The property offers generous and flexible living and sleeping accommodation which briefly comprises: entrance hallway, large rear lounge and kitchen, separate dining room, ground floor bathroom, plus master bedroom (which could also be another reception room), as well as the three good sized top floor bedrooms.

Furthermore, there is an integral garage, as well eaves storage and attic space.

Externally, there is a private driveway with parking for at last three vehicles plus a superbly maintained private rear garden which collects the sun all day and afternoon.

Other benefits include: UPVC double glazing and gas central heating throughout.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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.

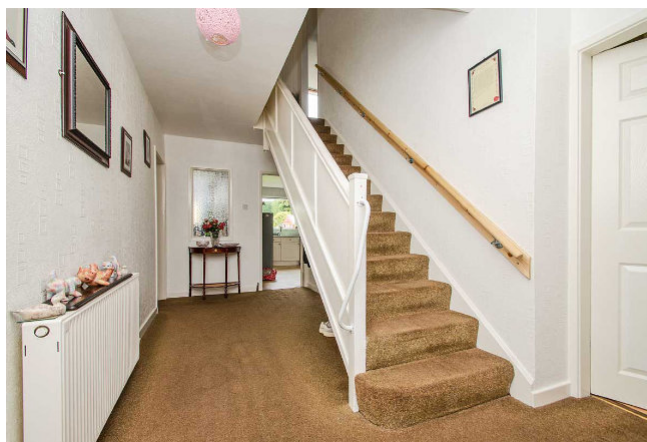
RECEPTION HALL:

Accessed via the front porch it features: Carpeted flooring, ceiling light point, radiator, light point and door to the ground floor accommodation.

REAR LOUNGE:

12' 10" x 16' 10" (3.91m x 5.13m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, ceiling & wall light points, radiator and patio door to the rear garden.



**KITCHEN:**

12' 8" x 13' 4" (3.87m x 4.06m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for cooker and other white goods such as fridge-freezer, washing machine, dishwasher, vinyl flooring, ceiling light point, window to the rear, door to the side access, door into the dining room.

DINING ROOM:

9' 4" x 9' 0" (2.85m x 2.75m)
Vinyl flooring, ceiling light points, radiator, windows to the side.

BEDROOM ONE:

12' 0" x 12' 0" (3.65m x 3.67m)
Carpeted flooring, radiator, ceiling light point and window to front.

FAMILY BATHROOM:

Suite comprising: bath, separate shower, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling lights and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and airing cupboard.

BEDROOM TWO:

12' 4" x 17' 5" (3.76m x 5.32m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator, window to front and access to the eaves storage.

BEDROOM THREE:

9' 6" x 10' 6" (2.90m x 3.21m)
Carpeted flooring, ceiling light point, radiator, window to the front and opening to the storage cupboard.

BEDROOM FOUR:

9' 6" x 11' 1" (2.90m x 3.37m)
Carpeted flooring, ceiling light point, radiator, window to the rear.

INTEGRAL GARAGE:

8' 7" x 16' 9" (2.61m x 5.10m)
Split opening front door, light and electric points.





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 non-refundable.



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 energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only