



Avon Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and superbly maintained, three bedroom semi-detached family home, set in a quiet and extremely peaceful cul-de-sac. Being offered with NO CHAIN.

On the ground floor is a large, inviting entrance hallway, spacious rear lounge and separate dining room, stylish modern fitted kitchen. Upstairs you'll find a landing, three generous bedrooms and a modern fitted family bathroom.

To the front is a block paved driveway, plus an impeccably maintained, sunny landscaped rear garden with paved and decked patio area ideal for entertaining, lawn, various flowing plants, mature trees and shrubs plus gated side access.

Other benefits include: new UPVC double glazed windows (2024), new carpets and re-decorated in lounge (2025), a regularly serviced boiler and Hive central heating system.

The property is well placed to take full advantage of local shopping facilities available in Burntwood, 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:

Front entrance door, carpeted flooring, wall light points, useful hidden fitted under-stairs storage, stairs to first floor, French doors to the dining room, doors to the lounge and kitchen.

DINING ROOM:

16' 4" x 7' 10" (4.97m x 2.39m)

Carpeted flooring, ceiling light points, radiator and bay window to the front.

LOUNGE:

16' 8" x 9' 11" (5.07m x 3.02m)

Feature fireplace with fitted living flame effect electric fire, carpeted flooring, TV aerial sockets, coving, wall light points, recessed spot lights, radiator and French doors to the rear garden.

KITCHEN:

7' 3" x 15' 11" (2.21m x 4.86m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch electric oven and 4 ring gas hob with extractor hood, integrated washing machine, space for a fridge-freezer and dishwasher, recessed spot lights, radiators, vinyl flooring, window to rear, door and window to side of property.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the part boarded loft space.

MASTER BEDROOM:

15' 11" x 9' 11" (4.86m x 3.03m)

Large double with carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 4" x 9' 11" (3.45m x 3.02m)

Further double with carpeted flooring, ceiling light point, radiator and window to the front.





BEDROOM THREE:

12' 4" x 6' 9" (3.75m x 2.06m)

Generous single bedroom with carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Modern fitted suite comprising: bath with electric power shower over and screen, wash hand basin, low level W/C, wall tiling, heated towel rail, ceiling light point and window to the front.

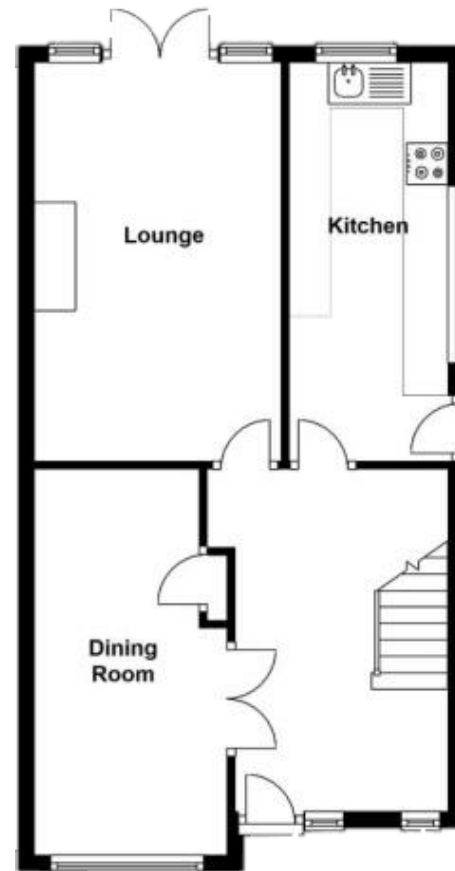


VIEWING:

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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