

Lovett & Co.
estate agents

Lulworth Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home situated in a quiet cul-de-sac in popular residential area.

The property briefly comprises: entrance porch and hallway, spacious open plan lounge-diner, modern fitted kitchen, rear conservatory, landing, three well proportioned bedrooms and a modern family shower room. There is also an integral garage, plus tarmac driveway with parking for at least three vehicles, and a landscaped and private south facing rear garden with patio and lawn areas.

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

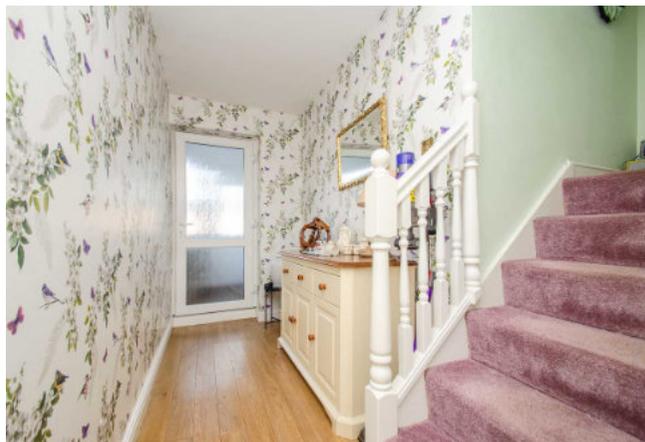
The property is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Bus routes are within walking distance. Commuter benefits include A5, A38 and the 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.

PORCH:

UPVC entrance door, light point, laminate flooring and further UPVC door into the hallway.

RECEPTION HALL:

Laminate flooring, ceiling light point, radiator, useful under-stairs storage cupboard, stairs to first floor accommodation and doors to the lounge and kitchen.





LOUNGE-DINER:

10' 6" x 20' 11" (3.20m x 6.37m)

Feature fireplace with fitted gas fire, laminate flooring, TV aerial & phone sockets, ceiling light points, radiators, window to the front, space for a patio doors to the rear conservatory.

EXTENDED MODERN FITTED KITCHEN:

9' 4" x 11' 4" (2.85m x 3.45m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring electric hob with extractor hood, further integrated dishwasher, space for a fridge-freezer and washing machine, wall tiling, vinyl flooring, ceiling lights, window to the rear, and door to the side access leading to the garage and rear garden.



CONSERVATORY:

9' 4" x 11' 4" (2.85m x 3.45m)

Pitched poly-carbonate roof with UPVC frame set on brick base plus double glazed windows and French doors to the garden, laminate flooring, ceiling light points, radiator.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch to the part boarded attic space via pull down ladder, doors off to three bedrooms and the family shower room.

BEDROOM ONE:

10' 6" x 10' 8" (3.21m x 3.25m)

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

BEDROOM TWO:

10' 6" x 10' 0" (3.21m x 3.04m)

Carpeted flooring, ceiling light point, radiator, window to rear.



BEDROOM THREE:

9' 7" x 7' 7" (2.92m x 2.30m)
Solid wooden flooring, radiator, ceiling light points and window to the front.

FAMILY SHOWER ROOM:

White suite comprising: shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, heated towel rail, airing cupboard and window to rear.

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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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