



Grange Road  
Burntwood

# Grange Road Burntwood

Lovett&Co Estate Agents are delighted to offer for sale this impressive semi-detached property on Grange Road.

Set across two floors, the home boasts a welcoming side entrance hall, a superb living room flowing seamlessly into a naturally bright dining area, and a well-proportioned kitchen. Upstairs, you'll find three generous bedrooms, including a particularly spacious Master, along with a stylish contemporary shower room. There is also an integral garage which could be converted into a further reception room.

Outside, a generous driveway offers parking for up at least three cars, plus there is a low-maintenance, two tier rear garden with patio areas, ideal for entertaining guests.

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

It 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. 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.

## Entrance Hall

Accessed via the entrance porch, UPVC entrance door, fitted with a radiator and a staircase leading up to the first floor accommodation, housing a useful storage cupboard below.



## Living Room

The spacious living room is fitted with a radiator, ceiling coving, a rear facing UPVC double glazed window and an ornamental fireplace. There is also a useful built-in storage cupboard and a recess leading through to the dining room.



## Dining Room

A naturally bright dining room is fitted with ceiling coving, a large rear facing UPVC double glazed window and side facing UPVC double glazed French doors leading out to the garden.



## Kitchen

The kitchen is fitted with a range of matching base cabinets and wall units, whilst a one and a half bowl sink with chrome mixer tap is set into the wood effect work surface. There is space for various appliances, whilst there is also a good size built-in pantry storage cupboard, front facing UPVC double glazed window, tile effect flooring and partially tiled walls. The room also houses the central heating boiler.

## Landing

A staircase leads up to the first floor landing, housing the loft access hatch.



## Master Bedroom

A truly fantastic Master bedroom is fitted with an extensive range of built-in wardrobes, a radiator, ceiling coving and two rear facing UPVC double glazed windows.

## Bedroom Two

A second good size double bedroom is fitted with a built-in wardrobe, radiator, ceiling coving, wood effect flooring and front facing UPVC double glazed window.



### Bedroom Three

A third generous bedroom is fitted with a radiator, ceiling coving and front facing UPVC double glazed window.

### Shower Room

A stunning contemporary shower room is fitted with a tasteful suite, including an integrated low level flush WC, integrated wash hand basin with chrome mixer tap, and a shower enclosure with rainfall style shower and separate showerhead attachment. There is also a wall mounted heated towel rail, recessed ceiling spotlights, side facing UPVC double glazed window, fully tiled walls and tile effect flooring.

### Side Access / Store

A front facing UPVC double glazed door opens to the side access, offering a natural home for further appliances whilst also leading to a very good size useful storage area and the front door.



### Garage

A front facing up and over garage door opens to a single garage, fitted with lighting and power.

### 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.



