



Gower House
Ruston Road, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented top floor two bedroom apartment situated in a sought after modern residential estate in Burntwood.

The property briefly comprises: entrance hallway, spacious open plan lounge and dining room, modern kitchen, two good sized bedrooms and a bathroom. Externally there are communal lobby area with security intercom system and car parking to the rear with allocated space and visitors space.

The property is around 5 years old and benefits from UPVC double glazing and gas central heating through out.

The property is located in Burntwood within walking distance of Chasewater and 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.

RECEPTION HALL:

Entrance door, intercom system, vinyl flooring, ceiling light point, useful storage/airing cupboard, loft access hatch, doors to the two bedrooms, bathroom, kitchen and lounge.



LOUNGE & DINING ROOM:

9' 8" x 23' 0" (2.95m x 7.01m)

Feature French doors to the Juliet balcony, carpeted flooring, ceiling light points, radiator, and window to the rear.



KITCHEN:

9' 11" x 6' 7" (3.02m x 2.00m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor hood, further integrated fridge and freezer, washing machine and dishwasher, wall tiling, vinyl flooring, ceiling lights and window to the side.



BEDROOM ONE:

10' 0" x 10' 6" (3.05m x 3.21m)

Carpeted flooring, separate central heating thermostat, radiator, ceiling light point and window to the front.

BEDROOM TWO:

7' 2" x 10' 6" (2.18m x 3.21m)

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



FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling light and window to rear.

**TENURE:**

We have been the property is leasehold with around 95 year remaining on the lease.

VIEWING:

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

DISCLAIMER:

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