



Bleak House Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and superbly maintained, four bedroom executive detached family home set on a generous sized and very private corner plot, tucked away at the end of a quiet cul -de-sac.

This property exudes a bright and airy ambiance, featuring a charming entrance hallway that connects to all rooms on the ground floor. The spacious lounge flows into a delightful conservatory at the back. Additionally, there is a contemporary breakfast kitchen, a dining room, a utility room, and a family room/study that provides access to the double garage, which includes its own utility space. On the upper level, you will find four bedrooms, including a master suite with an en-suite bathroom, along with a further family bathroom and an open landing area.

The exterior boasts a stunning, generously sized, and impeccably maintained landscaped garden that faces south-west. It includes a paved patio area, a lush lawn, and an impressive assortment of flowering plants, mature trees, and shrubs. Additionally, there is a side area featuring paving, a summerhouse, a pergola, and a shed.

Other benefits include: alarm system, CCTV, UPVC double glazed windows fitted in 2004, new boiler fitted in 2020 and new fencing in the back garde fitted in 2025..

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:

Front entrance door, laminate flooring, coving, ceiling light point, useful storage cupboard, radiator, carpeted stairs to first floor accommodation and doors to kitchen, lounge, dining room and guest w/c.

LOUNGE:

6.920 x 3.309 (22'8" x 10'10")

Feature fireplace with fitted modern electric fire set upon a raised hearth with Minster surround, carpeted flooring, coving, TV & phone sockets, two ceiling light points,

radiator, bay window to front and patio doors to conservatory.

CONSERVATORY:

3.605 x 3.381 (11'9" x 11'1")

Pitched roof, upvc frame, tiled flooring and French doors to the rear garden.

BREAKFAST KITCHEN:

3.731 x 2.978 (12'2" x 9'9")

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, range of Miele appliances including: integrated double oven and four ring gas hob, overhead extractor hood and down lights, coving, strip lighting, radiator, tiled flooring, space for table and chairs, window to rear and door to utility.

UTILITY:

Matching wall and base units, work surface, inset sink and drainer with mono tap, space and plumbing for appliances, half height wall tiling, tiled flooring, coving, ceiling light point, radiator and door to rear garden.

DINING ROOM:

2.985 x 2.924 (9'9" x 9'7") -

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

FAMILY ROOM/STUDY:

3.099 x 3.016 (10'2" x 9'10")

Carpeted flooring, coving, strip lighting, radiator, bath tub and window to front and door to garage.

DOUBLE GARAGE:

17' 1' max x 16' 7' (5.21m x 5.05m)

Tiled flooring, strip lighting, access to loft space, useful built-in storage cupboard, boiler, space for appliances, two electric roller shutter doors and door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, coving, ceiling light point, feature window to front, access to loft, doors off to all bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

3.613 x 2.999 (11'10" x 9'10") -

Built in wardrobe, carpeted flooring, radiator, coving, ceiling light point, window to rear and door to en-suite.





EN-SUITE:

White suite comprising: shower cubicle, wash hand basin, low level w/c, vinyl flooring, ceiling light point, radiator and obscured window to front.

BEDROOM TWO:

3.353 x 2.628 (11'0" x 8'7")

Built in wardrobe, carpeted flooring, coving, ceiling light point, radiator and window to front.

BEDROOM THREE:

3.348 x 2.502 (10'11" x 8'2")

Built in wardrobe, carpeted flooring, coving, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

2.613 x 2.317 (8'6" x 7'7")

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

FAMILY BATHROOM:

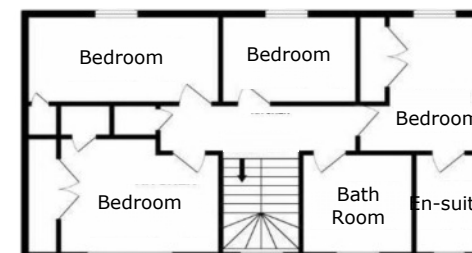
White suite comprising: P-shaped bath with shower attachment and screen, pedestal wash hand basin, low level w/c, tiled walls, vinyl flooring, ceiling light point, heated towel rail and obscured window to front.

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.nty whatsoever in relation to this property.



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