



Highfields Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this extremely spacious and well presented three bedroom detached family occupying a substantial plot with generous garden and stunning views the rear.

The oversized rooms offer an abundance of living and sleeping accommodation which briefly comprises: porch, reception hallway, front lounge, rear dining room, modern kitchen opening to the rear conservatory, large utility, guest WC, landing, three large double bedrooms and a modern fitted family bathroom, separate WC, plus a converted attic room perfect for use as a play room of study.

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

Externally there is driveway with parking for several vehicles, plus a large rear garden with paved patio area ideal for entertaining guests, and extended lawn perfect for children and pets to play.

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. 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:

Accessed via the porch it features: laminate flooring, ceiling light points, radiator, stairs to the first floor, doors into the utility, lounge, guest WC and kitchen.

LOUNGE:

11' 11" x 20' 4" (3.62m x 6.21m)

Feature fireplace gas fire, carpeted flooring, ceiling and wall light points, radiator, window to the front and French doors to the dining room.

DINING AREA:

11' 11" x 12' 4" (3.62m x 3.75m)

Carpeted flooring, ceiling light point, radiator, patio door to the garden and door to the kitchen.

KITCHEN:

13' 8" x 12' 4" (4.16m x 3.75m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces plus kitchen island, inset bowl sink and drainer with mono tap, range cooker with extractor hood, further integrated dishwasher, fridge and freezer, ceiling light points, radiator, door to the side and opening to the conservatory.

CONSERVATORY:

13' 7" x 13' 2" (4.13m x 4.02m)

Pitched glass roof with UPVC frame set on a brick base, light points, radiator, air conditioning unit, laminate flooring, French doors to the patio area

UTILITY:

7' 10" x 15' 9" (2.40m x 4.81m)

Range of matching wall and base units with fitted cabinets, drawers, work surfaces, sink and drainer with taps, space for a washing machine and dryer, vinyl flooring, light points, window to the front and door to the side.

GUEST WC:

Low level WC, wash hand basin, light point, extractor fan and laminate flooring.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, separate WC and door to the loft space.

BEDROOM ONE:

13' 2" x 16' 11" (4.02m x 5.15m)

A range of fitted wardrobes, carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

13' 2" x 15' 11" (4.02m x 4.85m)

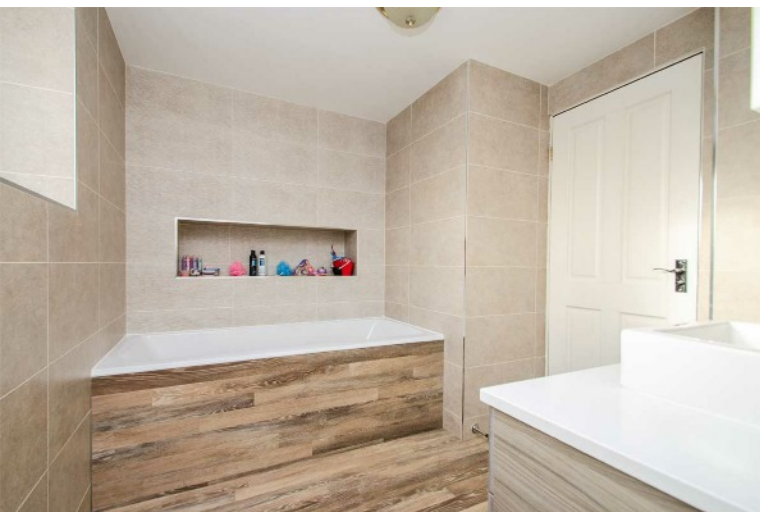
Laminate flooring, ceiling light point, radiator and window to rear with views of the surrounding countryside.

BEDROOM THREE:

12' 4" x 15' 11" (3.75m x 4.86m)

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





FAMILY BATHROOM:

Modern fitted White suite comprising: bath, separate walk in shower area, wall mounted wash hand basin with drawer unit, wall tiling, Karndean flooring, ceiling light, heated towel rail and window to rear.

WC:

Suite comprising: low level WC, laminate flooring, light point and window to the side.

ATTIC ROOM:

15' 11" x 13' 4" (4.85m x 4.07m)

Carpet flooring, ceiling lights and Velux skylight, radiator, eaves storage areas, ideal for use as a play room or home office etc.

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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