



Telford Close  
Burntwood



# Telford Close Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale, this well presented, detached family home nestled in a peaceful cul-de-sac within the sought-after Hunslet development.

The ground floor boasts a generously sized lounge, a modern kitchen-diner and separate utility plus an impressive reception style conservatory to the rear. Additionally, there is a convenient office/sitting room, guest W/C, fitness room, reception hall, and an integral garage. Upstairs, you'll find four bedrooms, including an en-suite master, along with a landing and a family bathroom. The property is equipped with double glazing and central heating throughout.

Externally the property is not overlooked to the front, and offers a paved driveway with parking for three/four cars, while the south facing, private rear garden is enclosed by fenced borders and features a lush lawn, various trees, shrubs, and flowerbeds.

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.

## RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor accommodation and door to lounge.

## LOUNGE:

4.10m (13' 5") x 4.06m (13' 4")

Feature fireplace with wooden fire surround, stone backing and hearth with gas fire insert, laminate flooring, ceiling and wall light points, bay window to front, tv point and door to kitchen-diner.

## KITCHEN-DINER:

17' 5" x 8' 11" (5.32m x 2.73m)

A range of base and wall mounted units with work surface over incorporating sink unit, gas hob, electric oven with

extractor fan over, tiled splash backs, tiled flooring, coving, ceiling light point and recessed spot lights, storage cupboard, window to rear, dining area with laminate flooring, patio doors to the conservatory and doors to utility room and office.

## CONSERVATORY:

7.21m (23' 8") x 2.80m (9' 2")

Tiled flooring, wall lights points, two radiators, power points and door to rear garden.

## OFFICE:

4.84m (15' 11") x 2.42m (7' 11")

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

## UTILITY ROOM:

Tiled flooring, ceiling light point, work surface with sink and drainer, space and plumbing for washing machine, radiator, window to rear and doors to W/C and fitness room.

## FITNESS ROOM:

Laminate flooring, ceiling light point, wall mounted boiler, door to garage, window and door to rear garden.

## DOWNSTAIRS W/C:

Vinyl flooring, low level W/C, wash hand basin and ceiling light point.

## LANDING:

Carpeted flooring, ceiling light point, access to loft and doors to family bathroom, bedrooms and airing cupboard.

## MASTER BEDROOM:

3.89m (12' 9") x 3.35m (11' 0")

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

## EN-SUITE:

Fully tiled shower room, with shower cubicle, low level W/C, wash hand basin and window to side.

## BEDROOM TWO:

3.30m (10' 10") x 2.49m (8' 2")

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





### **BEDROOM THREE:**

3.16m (10' 4") x 2.73m (8' 11")

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

### **BEDROOM FOUR:**

2.43m (8' 0") x 2.07m (6' 9")

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

### **FAMILY BATHROOM:**

White bathroom suite comprising: bath, wash hand basin, low level W/C, tiled walls, tiled flooring, recess spot lights and window to rear.

### **GARAGE:**

Up and over garage door, recessed spot lights, electric shower and shower tray and door to rear garden.



### **TENURE:**

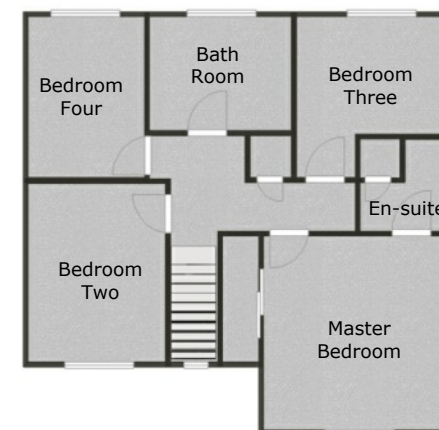
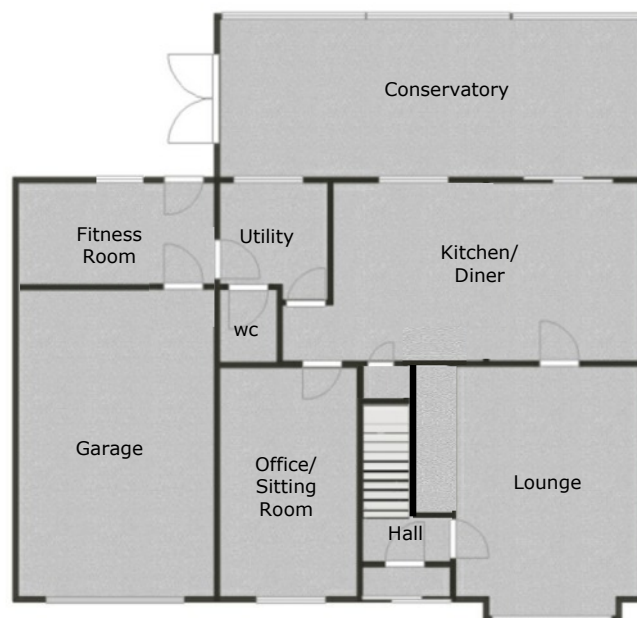
We have been advised that the property is Freehold.

### **VIEWING:**

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

### **DISCLAIMER:**

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