



Larkspur Avenue  
Burntwood

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## Burntwood

Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached dormer style property situated in a popular residential area.

The property offers flexible living and sleeping accommodation with a ground floor bedroom which can be used as a further sitting room, dining room or bedroom. There is also a spacious lounge and kitchen diner to the rear, generous reception hallway and family bathroom plus two large double bedrooms on the first floor.

Other stand out features of the property include: good sized private rear garden which is not overlooked with a paved patio area and lawn with attractive planted borders,.. There is also an integral garage and driveway providing off road parking.

The property benefits from timber double glazing and gas central heating system

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, library 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. Unclear glass

### **RECEPTION HALL:**

Front entrance door, laminate flooring, frosted glass window to hall, ceiling light point, useful under stairs storage, stairs to first floor and doors to ground floor accommodation.



### **LOUNGE:**

3.92m x 5.21m

Feature fireplace with electric fire, carpeted flooring, coving, ceiling light point, TV aerial socket, window and door to the rear garden.



### **BREAKFAST KITCHEN/DINER:**

3.89m x 5.35m

Range of matching base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven, extractor hood, integrated washing machine, tiled flooring, cupboard housing boiler, ceiling light point, window to rear, door and window to side of property.



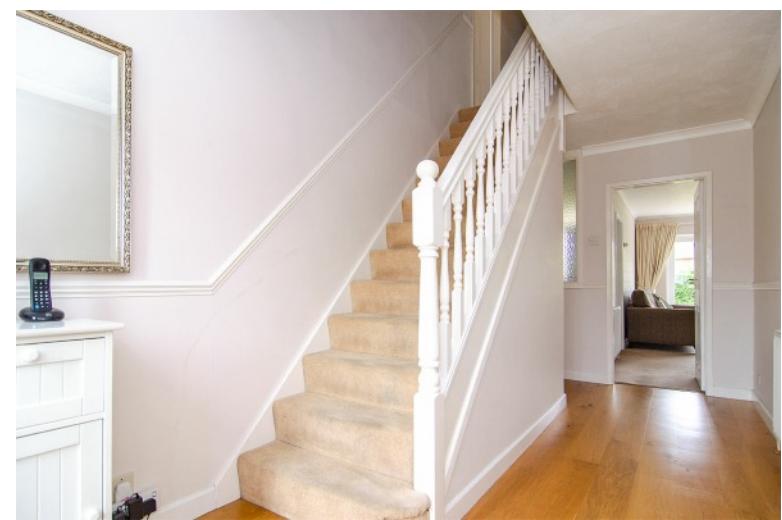
### **DINING/BEDROOM:**

2.89m x 3.77m

Carpeted flooring, ceiling light points and window to front.

### **FAMILY BATHROOM:**

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, tiled walls and flooring, ceiling light point and window to side.



### **INTEGRAL GARAGE:**

Up and over door.

### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to two bedrooms and the airing cupboard.

### **MASTER BEDROOM:**

3.78m x 5.09m

Large double bedroom with carpeted flooring, ceiling light point, rear and window to the front

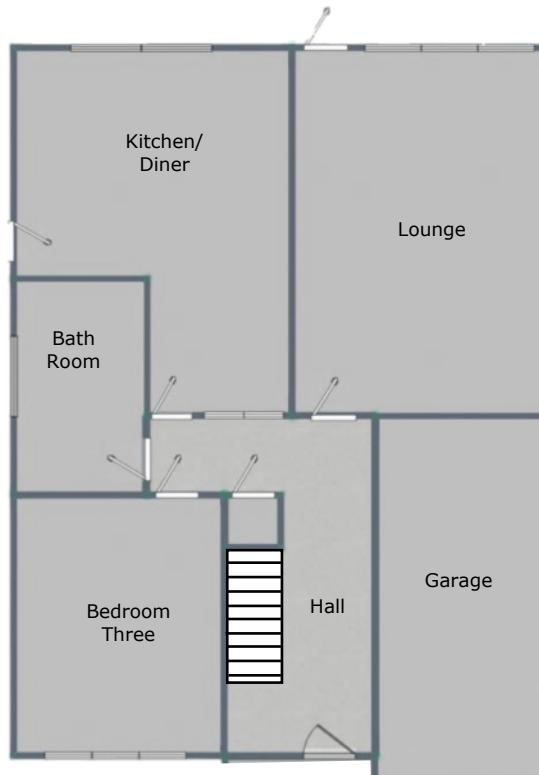
**BEDROOM TWO:**

2.91m x 5.22m

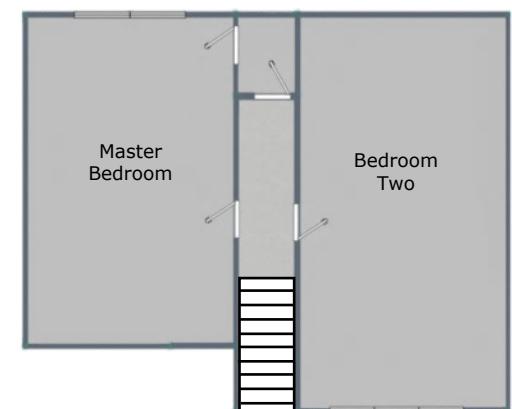
Large double bedroom with carpeted flooring, ceiling light point, radiator and window to rear.

**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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