



Ruston Road  
Burntwood

# Ruston Road Burntwood

Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached family home situated on a popular modern residential estate.

The property has been finished to a high standard throughout and comprises: inviting entrance hallway, rear lounge diner, beautifully appointed breakfast kitchen, guest WC, landing, three good sized bedrooms, family bathroom and en-suite to the master. Externally there is a private three car driveway, detached garage and a low maintenance landscaped private rear garden with decking area, lawn and patio.

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

Set on the brand new development 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.

## RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light points, useful storage cupboard and recess beneath stairs, radiator, doors to the kitchen, lounge-diner and WC.

## LOUNGE-DINER:

4.70m x 3.94m (15'5 x 12'11)  
Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, French doors and windows to the rear garden.



## BREAKFAST KITCHEN:

3.43m x 3.05m (11'3 x 10')  
Range of modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces, inset sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, further integrated dishwasher and washing machine, space for a fridge-freezer, laminate flooring, ceiling light point, ample room for breakfast table and chairs, window to the front.

## GUEST WC:

White suite comprising: low level WC, wash hand basin, laminate flooring, ceiling light point, radiator and extractor.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

## BEDROOM ONE:

3.40m max x 2.97m (11'2 max x 9'9')  
Space for wardrobes, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

## EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, light point, heated towel rail and window to front.

## BEDROOM TWO:

3.28m x 2.64m (10'9 x 8'8')  
Carpeted flooring, ceiling light point, radiator and window to rear.

## BEDROOM THREE:

3.71m max x 2.01m (12'2 max x 6'7')  
Carpeted flooring, ceiling light point, radiator and window to rear.





### **FAMILY BATHROOM:**

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, radiator and extractor.

### **GARAGE:**

Up and over door, pitched roof with extra storage space.

### **EXTERNALLY:**

At the front is a tarmac driveway with parking for three vehicles which leads to the front entrance door and garage. The private low maintenance rear garden is enclosed by fenced borders with gated side access and features; patio area and lawn plus rear decking area ideal for entertaining and for families to enjoy.

### **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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