



**Cedar Road
Burntwood**

Cedar Road

Burtwood

Lovett&Co. Estate Agents are pleased to offer for sale this well presented, spacious two bedroom self contained first floor maisonette.

The property features a spacious lounge-diner, modern fitted kitchen and bathroom, two double bedrooms, landing, ground floor entrance hall with useful utility and porch.

Externally the property offers a superbly maintained, private front garden and off road residents parking.

The property benefits from double glazing, cavity wall insulation, new front door and upvc double glazed windows in the bedrooms, kitchen and bathroom plus central heating throughout.

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.

PORCH:

Front entrance door, carpeted flooring. two useful storage cupboards and door to reception hall.

RECEPTION HALL:

Carpeted flooring, ceiling light point, useful utility area and stairs to first floor.



LANDING:

Accessed via ground floor entrance hall, carpeted flooring, ceiling light point, storage cupboard and doors to all rooms.

LOUNGE:

16' 4" x 11' 8" (4.97m x 3.55m)
Carpeted flooring, feature fireplace, TV aerial point, ceiling light point, radiator and two windows to rear.

MODERN KITCHEN:

9' 1" x 11' 9" (2.77m x 3.57m)
Range of matching base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with mono taps, space for oven, tiled splash back, tiled flooring, ceiling light points, space and plumbing for washing machine & fridge/freezer and window to front.

MASTER BEDROOM:

10' 5" x 12' 6" (3.17m x 3.82m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM TWO:

10' 5" x 11' 3" (3.18m x 3.42m)
Carpeted flooring, ceiling light point, radiator and window to front.

MODERN BATHROOM:

Suite comprising: bath with shower attachment, pedestal wash hand basin, W/C, tiled walls, vinyl flooring, ceiling light point and window to front.





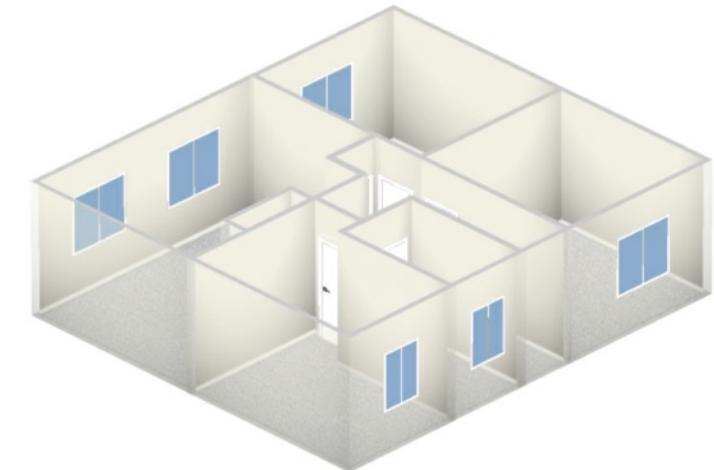
VIEWING:

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

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First Floor Maisonette



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