



Lovett & Co.  
estate agents



Oregon Gardens  
Burntwood





Lovett&Co. Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached home, occupying a generous and secluded corner plot with far-reaching views towards Cannock Chase and open playing fields to the front.

Offered with no onward chain, the property provides spacious and well-balanced accommodation throughout, briefly comprising: entrance hallway, a bright and airy lounge with open plan dining area, fitted kitchen, rear conservatory, landing, three well-proportioned bedrooms and a large family bathroom.

Set on an impressive corner plot, the property enjoys private front, side and rear gardens, ideal for families, entertaining and outdoor enjoyment. There are two driveways providing ample off-road parking, with one leading to a detached garage at the rear.

Further benefits include UPVC double glazing and gas central heating throughout.

It is well placed to take full advantage of local shopping facilities at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities nearby. 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, radiator, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge-diner and kitchen.

### **LOUNGE:**

11' 7" x 15' 3" (3.53m x 4.65m)

Feature fireplace with electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, window to the front, opening to the dining area at the rear.

### **DINING AREA:**

9' 0" x 8' 5" (2.75m x 2.57m)

Carpeted flooring, ceiling light points, radiator and French doors to the conservatory.

### **CONSERVATORY:**

8' 8" x 8' 3" (2.64m x 2.51m)

Pitched poly-carbonate roof with UPVC frame set on a brick base, vinyl flooring and door into the garden.

### **KITCHEN:**

8' 6" x 11' 6" (2.58m x 3.51m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space and plumbing for a washing machine, dryer and fridge-freezer, wall tiling, vinyl flooring, ceiling light point, windows to the side and rear and stable door to the garden.

### **FIRST FLOOR LANDING:**

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

### **BEDROOM ONE:**

11' 9" x 11' 5" (3.58m x 3.47m)

Built in cupboard, carpeted flooring, radiator, ceiling light point and window to front.







**BEDROOM TWO:**  
 9' 5" x 10' 1" (2.88m x 3.07m)  
 Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**  
 8' 2" x 9' 4" (2.49m x 2.85m)  
 Carpeted flooring, ceiling light point, radiator and window to the front.

**FAMILY BATHROOM:**  
 Suite comprising: bath with shower above, pedestal wash hand basin, low level W/C and bidet, wall tiling, vinyl flooring, ceiling light, towel rail 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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