



Merlin Court
Nightingale Walk, Burntwood

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Burntwood

Lovett&Co. Estate Agents are pleased to offer for sale this well presented modern one bedroom top floor apartment situated on the highly sought after St. Matthews residential estate. Being offered with NO ONWARD CHAIN.

The standout features of the property include: spacious lounge with views over the countryside, a double bedroom, a good sized kitchen with space for a dining table, a large bathroom with full suite, picturesque communal gardens and allocated parking in the car park to the rear. The apartment also benefits from having its own loft space. Other features include: UPVC double glazed windows, NEST central heating system and a new combi' boiler (2024) providing central heating and hot water.

It is situated on the sought after St Matthews estate just outside Burntwood. 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 it's tourist links and Garrick Theatre, being approximately 4 miles away.

ENTRANCE HALLWAY:

Entrance door from the top floor communal landing, carpeted, radiator and further door to reception hallway.

RECEPTION HALLWAY:

Carpeted flooring, ceiling light point, storage cupboard, loft access hatch, security intercom system and doors leading to the lounge, bedroom and bathroom.



LOUNGE:

11' 11" x 15' 11" (3.62m x 4.86m)
Feature fireplace with an electric fire set upon a raised granite hearth with stone surround, TV aerial & phone points, two windows to front with views over the surrounding countryside, carpeted flooring, ceiling light points, coving, radiator and door to the kitchen diner.



FITTED KITCHEN DINER:

7' 9" x 11' 9" (2.35m x 3.59m)
Range of matching wall and base units incorporating cabinets, drawers, cupboards and roll top work surfaces, stainless steel sink and drainer with mono tap, integral oven with gas hob with extractor hood, space for a fridge freezer, washing machine and dishwasher, ample room for a dining table and chairs, window to the front, vinyl flooring, light point, radiator and wall mounted gas central heating boiler.



MODERN BATHROOM:

Full white suite comprising: bath, separate shower cubicle, low level WC, wash hand basin, ceramic wall tiling, radiator, coving, ceiling spotlights, vinyl flooring, radiator and obscure window to the rear.



DOUBLE BEDROOM:

9' 7" x 10' 10" (2.92m x 3.30m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to the rear.

EXTERNALLY:

The property benefits from an allocated parking space aswell as the beautifully maintained and picturesque communal gardens.

**VIEWING:**

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

TENURE:

We have been advised that property is leasehold.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer

or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



