



Mowbray Croft
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious, three bedroom link detached house set in a quiet cul-de-sac location.

On the ground floor the property features a spacious open plan lounge-diner, fitted breakfast kitchen, utility, guest w/c and an adjoining garage. Upstairs are three good sized bedrooms, landing and spacious bathroom.

Outside, there is a sizable private rear garden featuring a low-maintenance artificial lawn and an excellent summer house equipped with lighting, power, soundproofing, built-in Bluetooth speakers, and Alexa-controlled lighting. At the front, there is a driveway that accommodates two cars.

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.

RECEPTION HALL:

1.52m (5' 0") x 1.45m (4' 9")

Carpeted flooring, ceiling light point, cloak room, UPVC front door and window, carpeted stairs to first floor accommodation and door to open plan lounge.

LOUNGE:

13' 6" x 13' 1" max (4.11m x 3.98m max)

DINING AREA:

10' 10" x 7' 9" m (3.30m x 2.36m)

KITCHEN:

20' 6" x 11' 8" max (6.24m x 3.55m max)

UTILITY ROOM:

DOWNSTAIRS W/C:

FIRST FLOOR LANDING:

MASTER BEDROOM:

13' 5" x 9' 7" (4.09m x 2.92m)

BEDROOM TWO:

9' 8" x 9' 7" (2.94m x 2.92m)

BEDROOM THREE:

9' 9" x 6' 3" (2.97m x 1.90m)

FAMILY BATHROOM:

VIEWING:

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

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. The sellers have given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, 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 and have this certified during the conveyancing by their solicitor. 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.





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