



Newgate Street  
Burntwood

# Newgate Street Burntwood

Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom terraced house which has been modernised throughout.

The property is ready to move straight into with the stunning kitchen and modern shower room being only two years old, with the rest of the house being tastefully decorated and well presented making it perfect for first time buyers, investors or those looking to downsize. Another stand out feature of the property is its stunning landscaped garden with patio area, lawn and shed. There is also a driveway to the front.

Internally the property features: porch with utility cupboard, entrance hallway, stunning fitted kitchen, open plan lounge diner, downstairs WC and cloak cupboard, landing, modern fitted shower room and three well proportioned bedrooms. The property also benefits from UPVC double glazing, central heating throughout provided by modern combi' boiler (2022), alarm system plus a re-felted roof (2020).

## **PORCH:**

UPVC double glazed front door, light point, click vinyl flooring, window to side, doors to the hallway and utility cupboard.

## **RECEPTION HALL:**

Waterproof click vinyl flooring, ceiling light point, radiator, useful cloak cupboard, opening to the kitchen and door to the lounge diner.

## **STUNNING FITTED KITCHEN:**

8' 8" x 9' 4" (2.65m x 2.85m)

Range of luxury fitted matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range



cooker with electric oven, grill and gas hobs, extractor cooker hood, space for a washing machine and fridge freezer, waterproof click vinyl flooring, light point and window to front.

## **LOUNGE DINER:**

14' 10" x 15' 1" (4.52m x 4.60m)

Feature fireplace, ample space for a dining table and chairs, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, French doors to the garden and staircase to the first floor.

## **UTILITY CUPBOARD:**

Space for a tumble dryer and fridge or freezer, light point, meter boxes and electric consumer unit.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the boarded loft space via a bespoke fitted wooden pull down ladder.

## **MASTER BEDROOM:**

9' 0" x 13' 2" (2.75m x 4.02m)

Carpeted flooring, radiator, ceiling light point, window to rear, ample room for a wardrobe, dressing table or drawer unit.

## **BEDROOM TWO:**

9' 0" x 11' 6" (2.75m x 3.50m)

Carpeted flooring, ceiling light point, radiator, window to front, and again, further space for wardrobes and dressing unit.

## **BEDROOM THREE:**

5' 8" x 8' 3" (1.72m x 2.52m)

Carpeted flooring, ceiling light point, radiator and window to rear. Perfect for use as a nursery room or home office.





#### MODERN FITTED SHOWER ROOM:

White suite comprising: walk in shower cubicle with electric shower, wall mounted wash hand basin on drawer unit, low level W/C, wall tiling, Karndean flooring, heated towel rail, recess spot lights and window to front.

#### EXTERNALLY:

At the front is a block paved driveway with parking for one vehicle with street parking directly to the front for a second car. The property is raised up away from the road and is accessed from the stairway leading to the front porch. The beautifully appointed private rear garden which features: patio area ideal for entertaining, two tier lawn with wooden sleeper dividers, a garden shed plus a mixture of mature planted various shrubs and flowerbeds.



#### 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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