



Cedar Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious one bedroom ground floor maisonette.

The property offers plenty of storage with numerous store cupboards inside the property as well as two further outside stores.

It briefly comprises: entrance porch, hallway, lounge, kitchen, double bedroom and shower room. There is also a private front garden with lawn and two stores at the rear.

The property benefits from UPVC double glazing and gas central heating through out provided by a modern Worcester Bosch combi' boiler.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including: doctors surgery, superstore 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.

ENTRANCE PORCH:

Front door, storage cupboard, further door to the hallway.

HALLWAY:

Two further store cupboards and airing cupboard, light points, radiator, doors to the lounge, bedroom, bathroom and kitchen.

LOUNGE:

14' 10" x 10' 11" (4.52m x 3.33m)
Feature fireplace, carpeted flooring, light point, radiator and window to the rear.

KITCHEN:

9' 10" x 12' 6" (3.00m x 3.80m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, space for a cooker and white goods, window to front, light point, cupboard housing the boiler.

BEDROOM:

11' 6" x 11' 0" (3.50m x 3.35m)
Carpeted flooring, radiator, ceiling light point and window to rear.

SHOWER ROOM:

6' 1" x 9' 0" (1.85m x 2.75m)
White suite comprising: walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point and window to the front.

EXTERNALLY:

At the front is a tarmac private garden with lawn and fenced borders with gate leading to the front door. There are also the two store cupboards accessed from the rear





garden. There is resident parking areas on either side of the adjacent street.

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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