



Burns Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow situated in a quiet residential cul-de-sac.

The bungalow is being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, extended lounge-diner, kitchen, bathroom and two bedrooms, plus garage, driveway and private low maintenance rear garden.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a modern combi' boiler around 4 years old.

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:

UPVC entrance door, radiator, light point, laminate flooring, loft hatch, doors to the bedrooms, bathroom and lounge.

EXTENDED LOUNGE-DINER:

13' 3" max x 25' 1" (4.05m x 7.65m)

Feature fireplace with fitted electric living flame effect fire, carpeted flooring, coving, TV aerial

sockets, ceiling light points, radiators, window to rear and French doors to the garden, door to the kitchen.

KITCHEN:

8' 0" x 7' 7" (2.45m x 2.32m)

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 electric hob with extractor hood, space for a washing machine and fridge, wall tiling, vinyl flooring, ceiling light, space and plumbing for washing machine, fridge, window to the rear and door to the garage.

GARAGE:

8' 2" max x 18' 5" (2.50m x 5.61m)

Up and over front door, light and electric points, space for further white goods, window and door to the rear garden.

MASTER BEDROOM:

11' 10" x 9' 9" (3.60m x 2.96m)

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

BEDROOM TWO:

8' 1" x 9' 9" (2.47m x 2.96m)

Carpeted flooring, ceiling light point, radiator, window to front.

BATHROOM:

Suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, airing cupboard housing the boiler, and window to the side.





EXTERNALLY:

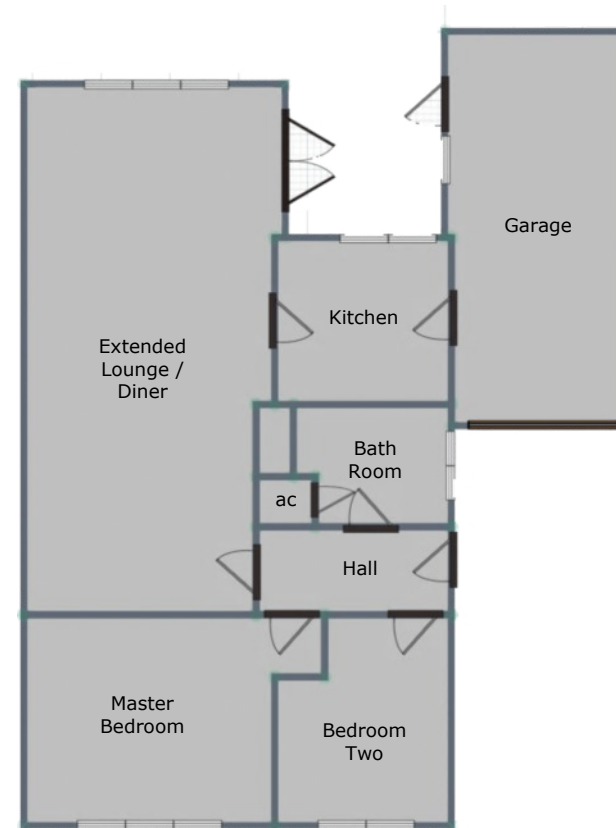
At the front is a tarmac drive with parking for two/three vehicles which leads to the front entrance door and garage. The private rear garden is enclosed by fenced borders with access from the front through the garage. It features; patio and tiered low maintenance gravel area.

VIEWING:

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

DISCLAIMER:

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