



Telford Close
Hunslet, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious four bedroom detached family home situated in the sought after residential area on the Hunslet, Burntwood.

The property briefly comprises: porch, entrance hallway, spacious front lounge, stunning refurbished kitchen, dining/sitting room, large rear conservatory with warm insulated roof, refurbished utility and modern fitted WC, integral garage, landing, four bedrooms (three double plus a large single), modern family bathroom and en-suite to the master bedroom.

Externally there is a large front driveway with parking comfortably for four vehicles, plus a secluded and private rear garden, perfect for entertaining and for families to play.

Key features include:

- New boundary fences and shed
- New Indian sandstone patio area and tumble tops
- Refurbished kitchen with new units, Quartz work tops and Karndean flooring with matching utility room and new sink
- Updated guest WC with new sanitary ware and Karndean flooring
- New insulated Guardian roof on the conservatory, radiator and fitted pleated window blinds
- New electrical consumer unit
- Loft ladder to the part boarded attic with light point
- Upgraded Valiant central heating system, Internet enabled and weather compensation.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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:

Accessed via the entrance porch it features: UPVC entrance door, laminate flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to the lounge and kitchen.

LOUNGE:

16' 1" into bay x 13' 4" (4.90m x 4.06m)
Feature fireplace with Dimplex electric flame effect heater (negotiable), carpeted flooring, wall lights points, radiators, bay window to the front and French doors to the rear dining/sitting room.

REFURBISHED FITTED KITCHEN:

14' 3" x 10' 9" (4.34m x 3.28m)
Stunning fitted kitchen features a range of new matching wall and base units incorporating cabinets, drawers and Quartz work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch appliances to include: electric oven and grill, induction hob with extractor hood, microwave, dishwasher, fridge and freezer, Karndean flooring, Quartz back-splash, ceiling spot lights, window to rear, UPVC French doors to the conservatory, doors to the utility and dining/sitting room.

DINING/SITTING ROOM:

10' 8" x 10' 4" (3.25m x 3.15m)
Carpeted flooring, ceiling light point, radiator, French doors to the lounge and UPVC French doors to the conservatory.

CONSERVATORY:

16' 10" x 11' 5" (5.13m x 3.48m)
Insulated Guardian pitched roof with integrated spot lighting, UPVC windows and doors to the rear garden, laminate flooring and gas central heating radiator.

UTILITY:

Matching the unit of kitchen it features cabinets, work tops, new fitted sink and drainer with tap, space for a washing machine, radiator, spot lights, Karndean flooring, doors to WC, side and garage.

GUEST WC:

New fitted sanitary ware including the WC, cabinets wash wash hand basin, Kardnean flooring, heated towel rail, spot lights and window to the rear.

INTEGRAL GARAGE:

15' 11" x 8' 2" (4.85m x 2.49m)
Up and over front door, light and electric points, attic space to the front.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and hatch to the loft with a pull down ladder.

MASTER BEDROOM:

13' 8" x 9' 7" (4.17m x 2.92m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE SHOWER ROOM:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wall mounted drawer unit and basin, Karndean flooring, heated towel rail, spot lights and window to the front.

BEDROOM TWO:

12' 5" x 9' 0" (3.78m x 2.75m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

7' 10" x 13' 4" (2.39m x 4.06m)
Laminate flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:

8' 11" x 6' 9" (2.72m x 2.06m)
Laminate flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

Large white suite comprising: corner bath, separate walk in double shower cubicle, wall mounted wash hand basin, low level W/C, wall tiling, Karndean flooring, ceiling spot lights, heated towel rail and window to side.

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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