



Queens Court  
Cottage Lane, Burntwood

# Queens Court Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom apartment situated on the top floor.

The property has been finished to a good standard and features a spacious lounge, modern fitted kitchen & bathroom, double bedroom and entrance hall.

Externally the property offers a communal residents car park.

The property benefits from UPVC double glazing and electric storage heating through out.

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:**

Front entrance door, carpeted flooring, ceiling light point, airing cupboard, doors to lounge, bedroom, kitchen and bathroom.

## **LOUNGE:**

22' 3" x 8' 8" (6.78m x 2.64m)

Carpeted flooring, coving, TV & phone sockets, two ceiling light points, two storage heaters, windows to front and rear.

## **KITCHEN:**

7' 10" x 7' 9" (2.39m x 2.36m)

Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor fan, space and plumbing for washing machine, tiled splash backs, tiled flooring, ceiling light point and window to front

## **BEDROOM:**

11' 3" x 10' 7" (3.43m x 3.22m)

Carpeted flooring, ceiling light point, electric heater, window and sky light to rear..

## **FAMILY BATHROOM:**

White suite comprising: bath, pedestal wash hand basin, W/C, wall tiling, ceiling light point and sky light to front.

## **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 has 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.





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

