



Newgate Street
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this two/three bedroom terraced property situated in a popular residential area of Burntwood.

Being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, front lounge opening to the rear sitting area, kitchen-diner, landing, modern fitted shower room, and two bedrooms, one of which is split into two.

Externally there is a private low maintenance rear garden with patio and decking area, plus shed to the rear. As well as the gated front driveway there is also a parking area to the rear adjacent to the garages and back garden.

Other benefits include: UPVC double glazing and gas central heating throughout.

The property is well placed to take full advantage of local shopping facilities available in Burntwood, 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:

UPVC entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

LOUNGE:

11' 9" x 11' 0" (3.57m x 3.35m)
Carpeted flooring, coving, TV aerial point, wall light points, radiator, window to front and opening to the rear sitting area.

SITTING AREA:

14' 11" x 9' 10" (4.55m x 3.00m)
Carpeted flooring, ceiling and wall light points, radiator, under stairs storage cupboard, sliding doors to the kitchen-diner.

KITCHEN-DINER:

11' 7" x 11' 1" (3.52m x 3.38m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space and plumbing for further white goods, light point, laminate tiled flooring, wall mounted boiler, windows and UPVC door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and access to the loft space.

MASTER BEDROOM:

9' 1" x 9' 10" (2.78m x 3.00m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM:

7' 3" x 10' 11" (2.20m x 3.33m)
Built in cupboard, carpeted flooring, ceiling light point, radiator, window to front and door into the adjacent bedroom.





BEDROOM:

7' 5" x 11' 0" (2.25m x 3.35m)

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

SHOWER ROOM:

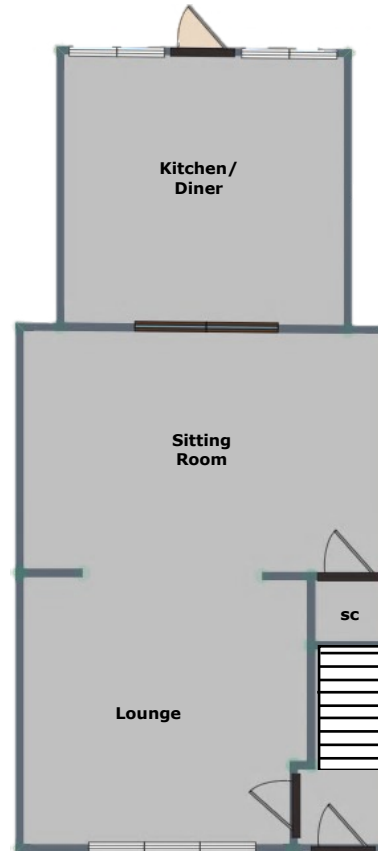
Modern fitted suite comprising: walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, radiator and window to rear.

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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