



Hospital Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom semi-detached house with stunning views over the triangle green to the front and fields beyond.

The property underwent a full renovation around 5/6 years ago with standout features including: contemporary ground floor open plan layout, replastering, rewiring, new central heating system and boiler, new windows, bathroom and WC, Amtico flooring, and new driveway for two cars. More recently the property has had a brand new fitted kitchen plus new carpets on the stairs, landing and bedrooms.

It is situated on the outskirts of Burntwood and Hammerwich near to the Cathedral City of Lichfield which offers a wide range of amenities, bars, restaurant and shopping facilities. It is also just a few miles away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A38, A461 & M6 Toll road linking the Midlands motorway network with local bus routes also available.

HALLWAY:

UPVC front door, Amtico flooring, ceiling light point, carpeted stairs to first floor and doors to open plan living area.

LOUNGE:

18' 6" x 10' 2" (5.64m x 3.11m)
Open plan areas leading to the kitchen, study & dining room it features: High spec Amtico flooring, recess ceiling spot lights, Wall mounted Tv aerial & HDMI sockets, feature fireplace and bay window to front.

MODERN FITTED KITCHEN:

14' 5" x 9' 9" (4.40m x 2.97m)
Range of matching high spec wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for

range cooker and cooker hood, dishwasher and American fridge freezer, recess ceiling spot lights, Amtico flooring, window to rear, opening to the utility cupboard and open plan to the dining area.

DINING AREA:

7' 8" x 12' 0" (2.34m x 3.67m)
Amtico flooring, recess ceiling spot lights, radiator, door to inner hallway with access to the WC and French doors to the garden.

STUDY/PLAY ROOM:

Accessed from the lounge area and door from the inner hallway it features: Amtico flooring, recess ceiling light points, radiator and window to front.

DOWNSTAIRS WC:

Modern suite comprising: low level WC, cabinet wash hand basin, heated towel rail, wall tiling, Amtico flooring and recess spot light.

UTILITY CUPBOARD:

Situated under the stairs with space and plumbing for a washing machine & dryer.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to two bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

13' 5" x 10' 1" (4.08m x 3.07m)
Carpeted flooring, ceiling light point, radiator and windows to rear.

BEDROOM TWO:

11' 4" x 9' 10" (3.46m x 3.00m)
Built in double wardrobes, carpeted flooring, radiator, ceiling light point and window to front with views over looking the green and countryside.





FAMILY BATHROOM:

Modern fitted white suite comprising: bath, separate shower cubicle, wash hand basin, low level W/C, wall tiling & tiled flooring, ceiling spot lights and window to side.

EXTERNALLY:

At the front is a double width driveway with parking for two vehicles. The landscaped rear garden features a two tier decking area with undercover BBQ area, rear terraced seating area with garden shed and conifers offering privacy.

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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