



Silverdale Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home situated on an extremely private plot at the end of a quite cul-de-sac.

The property briefly comprises: entrance hallway, spacious lounge, modern open plan kitchen-diner, conservatory, guest WC, landing, family shower room, four double bedrooms and an en-suite to the master bedroom.

Externally there is an allocated parking space and garage plus visitors space to the rear, as well as a low maintenance landscaped south facing rear garden with decking and patio areas perfect for entertaining guest. There is also a wooden shed for storage, side access gate and hot tub (open for negotiation).

Other benefits include: UPVC double glazing and gas central heating provided by a modern updated boiler fitted in 2015.

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:

Composite front entranced door, hard-wood flooring, ceiling light point, useful under stairs storage cupboard, stairs to first floor, door to the kitchen-diner and French doors to the lounge.

LOUNGE:

11' 6" x 22' 6" (3.50m x 6.87m)
Feature fireplace with remote controlled recess gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, windows to the side and front.

OPEN PLAN KITCHEN-DINER:

12' 10" max x 22' 6" (3.90m x 6.87m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces,

inset bowl sink and drainer with mono tap, integrated double oven and grill plus 5 ring gas hob with extractor hood, further integrated dishwasher and washing machine, space for a fridge-freezer and wine cooler, laminate tiled flooring, ceiling spot lights, dining area to the front, windows to the front and side, door to the conservatory.

CONSERVATORY:

9' 0" x 12' 8" (2.75m x 3.85m)
Poly-carbonate roof with a UPVC frame and double glazing, laminate flooring, light point, wall mounted electric heater and French doors to the garden.

GUEST W/C:

Modern fitted suite comprising: vanity unit incorporating low level w/c, wash hand basin and cabinets, heated towel rail, ceiling spot lights, wall and floor tiling, window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, access to the insulated loft space, ceiling light point, doors off to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

11' 5" x 11' 2" (3.48m x 3.40m)
Fitted double wardrobes, carpeted flooring, radiator, ceiling spot lights, window to front and door to en-suite.

EN-SUITE:

Modern fitted white suite comprising: shower cubicle, vanity wash hand basin with low level w/c and cabinets, tiled walls & Karndean flooring, ceiling spot lights, heated towel rail and window to front.

BEDROOM TWO:

13' 1" x 10' 4" (3.98m x 3.15m)
Built in wardrobe, carpeted flooring, ceiling spot lights, radiator and window to front.

BEDROOM THREE:

9' 3" x 8' 9" (2.82m x 2.66m)
Fitted wardrobe, carpeted flooring, ceiling light point, radiator and window to the side.





BEDROOM FOUR:

9' 1" x 8' 8" (2.77m x 2.64m)
Carpeted flooring, ceiling light point, radiator and window to the side.

FAMILY SHOWER ROOM:

Modern fitted suite comprising: large walk in shower cubicle, vanity wash hand basin, with w/c and cabinets, tiled walls and flooring, heated towel rail, spot lights, electric shave point 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.

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