



Rochester Avenue  
Burntwood



# Rochester Avenue Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this stunning three bedroom semi-detached house which has undergone a complete back to brick renovation and refurbishment with no expense spared.

The property is finished to the highest of standards with high specification fixtures and fittings throughout as well as a ground floor rear extension. Work carried out includes: a full electrical rewire, multiple chrome style plug sockets throughout, all new light fittings, new central heating system with new boiler and radiators, all new windows, fitted Venetian blinds, new flooring, re-plastering as well as a new stunning high spec kitchen and bathroom making it practically a brand new property. There is also the option to choose the type of flooring in various rooms if required by the buyer.

The property briefly comprises: spacious lounge, modern fitted breakfast kitchen, three good sized bedrooms, family bathroom plus porch, hallway and landing.

Externally the property offers a new driveway with ample parking plus re-furbished garage and re-landscaped private rear garden with lawn and patio area. Other benefits include a new roof and newly rendered rear wall.

The property is well placed to take full advantage of local shopping facilities on Morley Road, together with a range of further facilities including doctors surgery, superstore, good local schooling and excellent leisure facilities. Bus routes are within walking distance. 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.

## **PORCH:**

Front entrance door, tiled flooring, recessed spot lighting and door to hallway.

## **HALLWAY:**

Tiled flooring, ceiling light point, radiator, under-stairs storage space, stairs to first floor, doors to lounge and opening to kitchen.

## **LOUNGE:**

10' 7" x 25' 11" (3.23m x 7.90m)

Feature fireplace with fitted log burner, two tv aerial points, recessed spot lighting and window to front.

## **KITCHEN:**

20' 4" x 13' 2" (6.21m max x 4.02m max)

Extensive range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and four ring hob with extractor above, integrated fridge and freezer, space and plumbing for washing machine, dryer and dishwasher, recessed spot lighting, two radiators, wall recess with space for fitted units (if required by the buyer), window and French doors to the rear garden.

## **GARAGE:**

7' 10" x 16' 6" (2.40m x 5.02m)

Up and over front door, light and electric sockets, water tap, door to the rear vestibule leading onto the rear garden.

## **FIRST FLOOR LANDING:**

Ceiling light point, window to side, doors off to three bedrooms, family bathroom and access to the loft space.

## **MASTER BEDROOM:**

10' 7" x 10' 8" (3.23m x 3.26m)

Carpeted flooring, radiator, ceiling light point and window to front.

## **BEDROOM TWO:**

10' 7" x 9' 11" (3.23m x 3.02m)

Ceiling light point, radiator, window to rear.

## **BEDROOM THREE:**

9' 5" x 7' 5" (2.88m x 2.25m)

Ceiling light point, radiator and window to the front.

## **FAMILY BATHROOM:**

Suite comprising: bath, shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, ceiling light point and opaque 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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