



Blenheim Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached property which offers flexible sleeping accommodation suitable for a number of buyer types.

The property briefly comprises: entrance hallway, rear lounge and impressive kitchen-diner, spacious rear conservatory with dining and sitting areas, superbly appointed bathroom with spa bath, ground floor bedroom, plus landing with two further double bedrooms and an en-suite shower room. There is also a converted garage space now offering potential for a workshop and office/study space.

Externally there is a block paved driveway with parking for several vehicles plus low maintenance landscaped south facing rear garden with patio areas ideal for entertaining, small lawn, fenced borders and beach style summer house with light and electric points. There is also gated side access from the front driveway.

Other benefits include UPVC double glazing and gas central heating throughout provided by a modern fitted boiler in 2020.

The property is well placed to take advantage of a wide range of local amenities including: super market, primary & secondary schools, food outlets and excellent leisure facilities. It also benefits from being only four miles away from Cannock Chase, an area of outstanding natural beauty, and the Cathedral City of Lichfield offering a wider range of amenities. Commuter routes include A5, A5190, A452 and M6 toll road linking the Midlands motorway network.

RECEPTION HALL:

UPVC front entrance door, carpeted flooring, ceiling light points, radiator, useful storage cupboard, stairs to first floor and doors to the bedroom, bathroom, kitchen-diner and lounge.

LOUNGE:

10' 10" x 13' 1" (3.30m x 4.00m)

Feature fireplace with fitted coal effect gas fire with down-lighters, carpeted flooring, ceiling and wall light points, radiator, French doors to the rear conservatory.

KITCHEN-DINER:

14' 2" x 9' 11" (4.31m x 3.01m)

Range of matching modern fitted wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus a 5 ring gas hob with extractor hood, further integrated fridge and freezer, space for a washing machine and dishwasher, breakfast area with space for a breakfast table and chairs, wall tiling, tiled flooring, ceiling spot lights, and LED colour changing plinth lighting, window and door to the rear conservatory and door from the hallway.

LARGE REAR CONSERVATORY:

22' 3" x 9' 7" (6.77m x 2.91m)

Pitched poly-carbonate roof with a UPVC frame and brick base, laminate flooring, ceiling spot lights, radiator, windows to side and rear, door to the side access area and French doors to the rear garden.

LUXURY FAMILY BATHROOM:

8' 3" x 9' 10" (2.51m x 3.00m)

Fully tiled modern suite comprising: steps to the raised spa bath with Jacuzzi jets and mood LED lighting, separate shower cubicle, low level WC, wash hand basin, spot lights, heated towel rail, extractor fan and window to the side.

GROUND FLOOR BEDROOM:

9' 10" x 10' 10" (3.00m x 3.31m)

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

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, large eaves storage area and loft access hatch.

MASTER BEDROOM:

10' 2" to wardrobes x 12' 8" (3.10m x 3.87m)

Bespoke fitted built in wardrobes, carpeted flooring, radiator, ceiling light point, Velux skylight to the rear, door to the en-suite

EN-SUITE:

Suite comprising: walk in shower cubicle, wash hand basin, low level WC, heated towel rail, spot lights, wall tiling and tiled wall, window to rear.





BEDROOM TWO:

10' 0" x 13' 1" (3.06m x 4.00m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and dormer window to rear.

WORKSHOP/OFFICE:

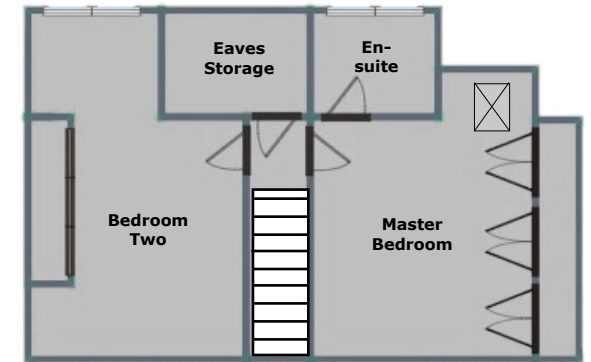
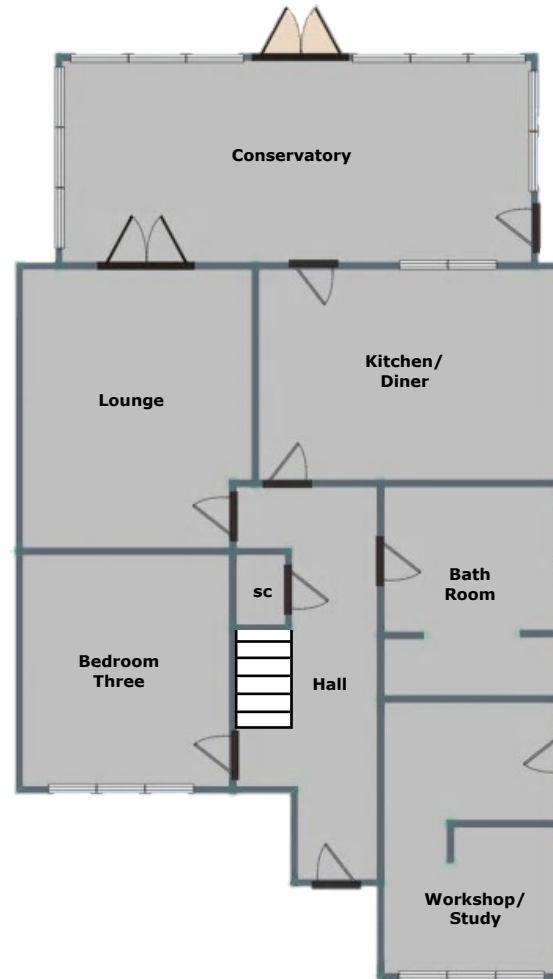
7' 9" x 12' 10" (2.37m x 3.90m)
 Window to the front, carpet tiled flooring, side access door, light points, ideal for use as a home office/workshop.

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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