



Sycamore Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained three bedroom semi-detached house, set on a good sized plot.

On the ground floor the property features a spacious lounge-diner and good sized breakfast kitchen, delightful conservatory to the rear plus an inviting reception hallway to the front, Upstairs are three bedrooms, landing area and a modern fitted shower room.

Externally the property offers a low maintenance private rear garden which features mainly paving and a variety of attractive flowering plants. There is also a large detached garage with lighting and power plus a driveway with ample parking to the front and side.

Other benefits include a modern combination boiler, part boarded loft space and UPVC double glazing throughout.

The property 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.

HALL:

Front entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor, doors to breakfast kitchen and lounge-diner.

LOUNGE-DINER:

15' 0" x 14' 10" (4.58m x 4.53m)

Carpeted flooring, feature fireplace with fitted fire, coving, ceiling light points, radiator and patio doors to the conservatory

CONSERVATORY:

2.52m x 2.98m

Poly-carbonate sloping roof with UPVC frame set on a brick base, carpeted flooring, ceiling light point, radiator and door to rear garden.

BREAKFAST KITCHEN:

12' 11" x 8' 6" (3.93m x 2.60m)

Range of matching wall and base units incorporating cupboards, drawers, open display cabinets and work surfaces, inset bowl sink and drainer with mixer tap, tiled splash-backs, strip light, breakfast bar, radiator, useful pantry, space for cooker, washing machine and fridge/freezer, wall mounted boiler, stable door to side of property and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, loft access, doors off to three bedrooms and bathroom.

MASTER BEDROOM:

14' 3" x 11' 0" (4.34m x 3.36m)

Carpeted flooring, built in wardrobe, ceiling light point, radiator, recessed open wardrobe and window to front.

BEDROOM TWO:

12' 9" x 8' 6" (3.89m x 2.58m)

Carpeted flooring, built in wardrobe, ceiling light point, radiator and window to rear





BEDROOM THREE:

12' 9" x 6' 3" (3.89m x 1.90m)

Carpeted flooring, two useful storage cupboards, ceiling light point, radiator and window to rear

SHOWER ROOM:

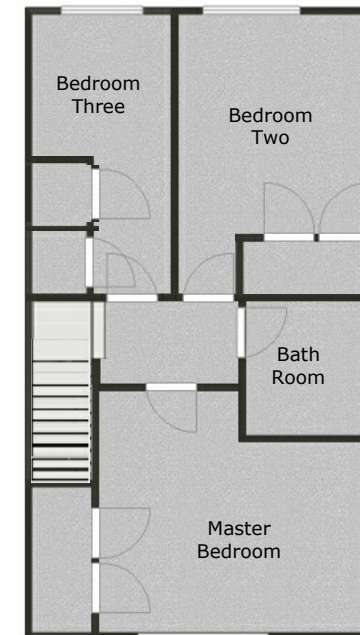
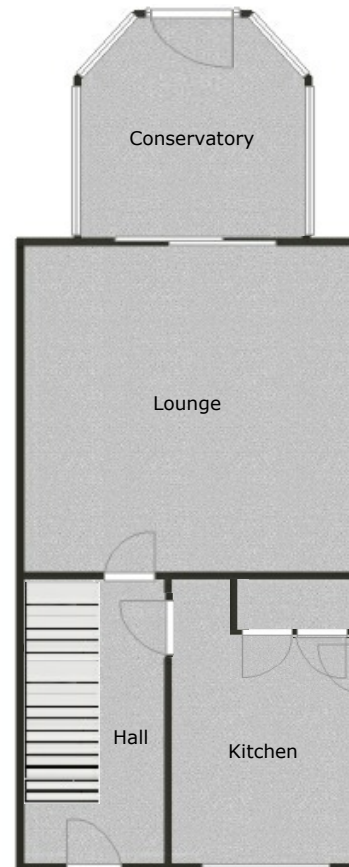
Modern suite comprising: shower cubicle, pedestal wash hand basin with mono tap, W/C, tiled walls, storage cupboard, carpeted flooring, ceiling light point and obscure window to side.

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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