



Silverdale Drive  
Burntwood



# Silverdale Drive Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home situated down a quiet cul-de-sac.

The property briefly comprises: entrance hallway, spacious rear lounge, kitchen-diner, dining room, study, guest WC, landing, family shower room, four double bedrooms and an en-suite to the master.

Externally there is a driveway to the rear plus garage, plus low maintenance south facing rear garden.

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:

Front entranced door, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to dining room, study, kitchen, guest w/c and lounge.

## LOUNGE:

15' 4" x 11' 3" (4.67m x 3.43m)  
Feature fireplace, coving, TV & phone sockets, ceiling light point, radiator and French doors to the rear garden.

## STUDY:

11' 3" x 6' 8" (3.43m x 2.03m)  
Ceiling light point, radiator, TV socket and window to front.

## DINING ROOM:

10' 3" x 8' 6" (3.12m x 2.59m)  
Ceiling light point, radiator, door to kitchen and window to front.

## BREAKFAST KITCHEN:

13' 4" x 12' 7" (4.06m x 3.83m)  
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, tiled flooring, ceiling spot lights, space and plumbing for washing machine, fridge-freezer and dishwasher, window to rear and door to side of property.

## GUEST W/C:

Suite comprising: low level w/c, radiator, pedestal wash hand basin and ceiling light point.

## FIRST FLOOR LANDING:

Carpeted flooring, access to loft, ceiling light point, doors off to four bedrooms, family bathroom and cupboard housing boiler.

## MASTER BEDROOM:

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

## EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, w/c, ceiling light point and window to front.

## BEDROOM TWO:

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





**BEDROOM THREE:**

9' 3" x 8' 9" (2.82m x 2.66m)

Fitted wardrobe, carpeted flooring, window to rear, coving, ceiling light point and radiator.

**BEDROOM FOUR:**

9' 1" x 8' 8" (2.77m x 2.64m)

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

**SHOWER ROOM:**

White suite comprising: shower cubicle, pedestal wash hand basin, w/c, tiled walls and flooring 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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