



Avon Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom end-terraced property with stunning open plan ground floor layout, summer house and attic storage room.

The property briefly comprises: entrance porch with cloak storage, lounge, modern fitted kitchen-diner, landing, modern family bathroom, three bedroom plus a staircase from the third bedroom to the attic store room (used as a playroom).

Externally there is parking at the front for up to three cars, plus garage and a low maintenance rear garden with decking, astro- turf lawn and summer house with lounge, bar and storage area.

The property benefits from UPVC double glazing, gas central heating through out and a recently insulated roof plus new carpets upstairs.

The property is well placed to take full advantage of local shopping facilities available in Burntwood, 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.

PORCH:

UPVC entrance door and window, cloak storage cupboard, door to the lounge.

LOUNGE:

12' 8" x 13' 6" (3.87m x 4.12m)

Feature fireplace with fitted recess electric fire and media wall above, laminate flooring, ceiling spot lights, radiator, window to the front, door to the stairs and opening to the kitchen-diner.

KITCHEN-DINER:

15' 11" x 10' 11" (4.85m x 3.32m)

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 grill plus 5 ring gas hob with extractor hood, further integrated fridge, freezer, wine fridge, dishwasher, washing machine and dryer, laminate tiled flooring, ceiling light points, radiator, window to the rear and French doors to the garden.

FIRST FLOOR LANDING:

New carpeted flooring, ceiling light point and doors off to three bedrooms plus the family bathroom.

BEDROOM ONE:

9' 11" x 13' 6" (3.01m x 4.11m)

Built in wardrobe, new carpeted flooring, radiator, ceiling light point, window to the front.

BEDROOM TWO:

9' 11" x 11' 0" (3.01m x 3.35m)

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

BEDROOM THREE:

5' 9" x 10' 6" (1.75m x 3.21m)

Carpeted flooring, ceiling light point, radiator, window to to front, stairs accessing the loft hatch to the attic storage room.

ATTIC STORAGE ROOM:

15' 7" x 8' 2" (4.75m x 2.50m)

New carpeted flooring, ceiling spot lights, window to the side, eaves storage areas.

FAMILY BATHROOM:

White suite comprising: p shaped bath with shower over, wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated towel rail and window to rear.





SUMMER HOUSE:

Insulated summer house with spot lights and electric points, fitted bar area, storage and lounge with French doors to the garden.

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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