



Rochester Avenue
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious two bedroom link detached detached bungalow situated in a quiet residential area. Being offered with NO ONWARD CHAIN.

The standout of features of the property include: spacious lounge, two double bedrooms, fitted kitchen, wet room, good sized private landscaped rear garden as well as a garage and two car driveway.

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. 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.

RECEPTION HALL:

7'2" x 9'4" (2.19m x 2.85m)

Carpeted flooring, ceiling light point, radiator, doors to kitchen, both bedrooms, shower room and lounge.

LOUNGE:

11'7" x 16' (3.52m x 4.88m)

Feature fireplace with fitted gas fire set on a raised hearth with brick surround, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator and French doors to the rear garden.

KITCHEN:

8'1" x 9'4" (2.47m x 2.85m)

Range of matching wall and base units incorporating cupboards, drawers, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven, fridge-freezer and washing machine, coving, ceiling light point and window to front.

MASTER BEDROOM:

10'6" x 13'10" (3.19m x 4.22m)

Carpeted flooring, coving, radiator, ceiling light point, coving, two windows and door to rear garden.

BEDROOM TWO:

10'6" x 13'10" (3.19m x 4.22m)

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

WET ROOM:

White suite comprising: shower, wash hand basin and w/c, ceiling light point, tiled walls, vinyl flooring, radiator and window to side.

GARAGE:

7'8" x 16'10" (2.34m x 5.12m)

Up and over door, light & electric points, window and door to rear garden.

EXTERNALLY:

At the front is a lawn and drive with parking for two vehicles which leads to the front entrance door and garage. The good sized private landscaped rear garden is enclosed by fenced borders and features; patio area ideal for entertaining, lawn with various plants, trees and shrubs.





VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Two Bedroom Link Detached Bungalow



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