



Springhill Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, well presented three bedroom link detached house.

The property is set on a good sized plot with a generous private rear garden with patio area, lawn, gated side access and a variety of trees, plants and shrubs. There is also a driveway with ample parking plus a large tandem garage enabling further parking and storage.

On the ground floor the property features two spacious reception rooms as well as a superb modern fitted kitchen, useful shower room and entrance porch. Upstairs are three well proportioned bedrooms, landing area and a modern fitted family bathroom.

The property benefits from a new boiler (2020) UPVC double glazing, insulated loft, cavity wall insulation, external power point and cctv system.

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.

PORCH:

Front entrance door and door to lounge-diner.

LOUNGE-DINER:

5.2 x 3.8 (17'0" x 12'5") -
Feature fireplace, laminate flooring, coving, TV & phone sockets, ceiling light points, window to front, door to sitting room and door to inner hall with stairs to first floor and door to shower room.

SITTING ROOM:

6.2 x 3.2 (20'4" x 10'5") -
Laminate flooring, coving, ceiling light points, TV & phone sockets, radiator, window and patio doors to the rear garden.

KITCHEN:

3.99 x 2.43 (13'1" x 7'11") -
Range of modern matching high gloss finish wall and base units incorporating cupboards, drawers and work surfaces, space for a Range oven, freestanding dishwasher, built in under freezer, space for fridge freezer, ceiling light point and window to front.

SHOWER ROOM:

White suite comprising: corner shower cubicle, wash hand basin, W/C, ceiling light point, wall mounted boiler, window and door to side of property.

LANDING:

Carpeted flooring, ceiling light point, radiator, doors to bedrooms, bathroom and eaves storage.

MASTER BEDROOM:

4.4 x 3.8 (14'5" x 12'5") -
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.





BEDROOM TWO:

4.1 x 3.2 (13'5" x 10'5") -

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

BEDROOM THREE:

4.4 x 3.8 (14'5" x 12'5") -

Carpeted flooring, window to rear, ceiling light points and radiator.

FAMILY BATHROOM:

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



TANDEM GARAGE:

9.0 x 2.7 (29'6" x 8'10") -

Side opening front door, cold water supply, light and electric points, door to garden.

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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