



St Peters Road  
Burntwood



# St Peters Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and deceptively spacious three bedroom link detached property situated within a quiet cul-de-sac.

The property briefly comprises: entrance hallway, spacious front lounge opening to the dining area, large rear conservatory, kitchen, separate utility and WC, garage, landing, family bathroom and three good sized bedrooms with an en-suite to the master.

Externally there is a private rear garden with patio area and lawn ideal for entertaining and for families to play. There is also a garden shed. To the front is a private driveway and lawn area with access to the garage and front door.

Other benefits include: UPVC double glazing, loft insulation and gas central heating throughout.

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:

Composite entrance door, carpeted flooring, ceiling light point, radiator, ample room for hanging coats and storing shoes, stairs to first floor accommodation and door to the lounge.

## LOUNGE:

14' 9" max x 14' 7" (4.50m x 4.45m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light

points, radiator, bay window to the front, opening to the rear dining area and door to the kitchen.

## DINING AREA:

8' 10" x 9' 4" (2.70m x 2.85m)

Carpeted flooring, ceiling light points, radiator, patio door to the conservatory.

## CONSERVATORY:

8' 10" x 12' 10" (2.70m x 3.90m)

Pitched glass roof with a UPVC frame set on a brick base, ceiling light and fan, tiled flooring, French doors to the garden.

## KITCHEN:

8' 9" x 9' 8" (2.66m x 2.95m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, stainless steel cooker hood extract, built in fridge and space for a dishwasher, spot lights, tiled flooring, window to rear and door to the utility room.

## UTILITY:

Space and plumbing for further white goods, tiled flooring, ceiling light point, wall mounted extractor fan, window and door to the rear garden, further doors to the WC and garage.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, light point and tiled flooring.

## GARAGE:

8' 3" x 12' 2" (2.51m x 3.70m)

Split opening front door, light and electric points, loft access to the loft space.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, window to the side, doors off to three





bedrooms, family bathroom and useful airing/storage cupboard.

#### **MASTER BEDROOM:**

11' 4" x 13' 3" (3.45m x 4.04m)

A range of fitted wardrobes, overhead cabinets and dressing units, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

#### **EN-SUITE:**

Suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated electric towel rail, spot lights and extractor.

#### **BEDROOM TWO:**

11' 4" x 9' 8" (3.45m x 2.95m)

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



#### **BEDROOM THREE:**

7' 9" x 8' 10" (2.35m x 2.70m)

Built in cupboard, carpeted flooring, ceiling spot lights, radiator and window to the front.

#### **FAMILY BATHROOM:**

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

#### **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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