



Burton Road  
Streethay, Lichfield



# Burton Road Streethay



Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom executive detached family home set back from the road at the end of a private driveway.

The property benefits from approved planning permission for a single storey side extension to form a double garage, workshop and porch with canopy, single storey extension to front to form living room bay window.

The property features an entrance hallway, spacious front lounge and separate dining room, modern fitted kitchen, utility, large reception conservatory, guest WC and garage on the ground floor. Upstairs there is an open landing, four bedrooms with an en-suite to the master bedroom plus a family bathroom.

Externally there is a large private driveway with parking for several vehicles and a good sized south facing private rear garden with decking, patio and lawn.

The property is situated in Streethay on the outskirts of the cathedral city and is within walking distance of Lichfield Trent Valley Station. Lichfield itself offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. The new Streethay Primary school is a short walk away with an option of excellent secondary schools in Lichfield. Commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at the aforementioned Trent Valley train station.

## RECEPTION HALLWAY:

Front entrance door, ceiling light point, laminate flooring, radiator carpeted stairs to first floor accommodation, doors guest w/c, kitchen, dining room and lounge.

## LOUNGE:

3.80m x 4.41m

Carpeted flooring, tv socket, recessed spot lighting, two radiators and bay window to front.

## KITCHEN:

2.70m x 3.75m

Range of matching wall & base units incorporating cupboards, drawers and work surfaces, inset sink and drainer sink with mixer taps, integrated oven and hob, space for fridge-freezer and dishwasher, ceiling light point, vinyl flooring, radiator, door to utility, windows to rear and side.

## RECEPTION CONSERVATORY:

5.67m x 3.92m

Poly-carbonate sloping roof with UPVC frame set on a stone base, carpeted flooring and French doors to the garden.

## DINING ROOM:

3.30m x 3.08m

Laminate flooring, ceiling light point and French doors to conservatory.

## UTILITY:

Base unit, work surface, inset sink and drainer with mono tap, vinyl flooring, ceiling light point and door to side of property.

## INTEGRAL GARAGE:

2.70m x 5.27m

Up and over front door, utility area, ceiling light and electric points.

## FIRST FLOOR OPEN LANDING:

Carpeted flooring, access to loft, ceiling light point, recessed spot lights, doors off to four bedrooms, airing cupboard and family bathroom.

## MASTER BEDROOM:

3.80m x 4.75m

Built-in wardrobes, carpeted flooring, ceiling light point, tv aerial point, phone socket, window to front and door to en-suite.

## EN-SUITE TO MASTER BEDROOM:

White suite incorporating: shower cubicle, w/c and wash basin, ceiling light point, radiator and window to side.





#### **BEDROOM TWO:**

2.75m x 5.01m

Carpeted flooring, ceiling light point, Built-in wardrobes, carpeted flooring, ceiling light point, tv aerial point, radiator, windows to front and rear.

#### **BEDROOM THREE:**

2.80m x 3.08m

Carpeted flooring, ceiling light point, carpeted flooring, ceiling light point, tv aerial point, radiator and window to rear.

#### **BEDROOM FOUR:**

3.25m x 2.08m

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

#### **MODERN BATHROOM:**

White suite comprising: panelled bath with shower over, vanity wash hand basin and low flush w/c, vinyl flooring, heated towel rail, ceiling light point, extractor and opaque window to side.



#### **EXTERNALLY:**

At the front is a large private driveway with parking for several vehicles leading to the front door and garage. The good sized south facing private rear garden is enclosed by fenced borders with gated side access and features; paved and decked patio area ideal for entertaining, lawn, various mature trees, plants 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:**

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