



Fieldhouse Road  
Burntwood

# Fieldhouse Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached house situated on a quiet cul-de-sac in a well established residential area of Burntwood.

The property briefly comprises: entrance porch, hallway with doors to the lounge/diner, WC and stairs to the first floor, kitchen, rear conservatory plus separate utility/laundry room, landing, three good sized bedrooms and a modern family bathroom. Externally there is a block paved driveway offering off road parking and a landscaped private rear garden. There is also an integral garage and large garden shed for extra storage.

The property benefits from UPVC double glazing 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.

## **ENCLOSED ENTRANCE PORCH**

Entrance door, wall light points, electric wall mounted heater, window to side and door to the hallway.

## **RECEPTION HALL**

Carpeted flooring, light point, radiator, stairs to the first floor and doors to the lounge/diner and WC.

## **LOUNGE/DINING ROOM**

20' 9" x 10' 7" (6.32m x 3.23m)

Focal point chimney breast with recess for entertainment systems and space for a wall mounted TV, laminate flooring, ceiling light points, radiators, window to front, door to the kitchen and patio doors to the conservatory.

## **KITCHEN**

9' 4" x 6' 9" (2.84m x 2.06m)

A range of matching wooden fronted wall and base units incorporating cabinets, drawers and shelving with roll top work surfaces, inset sink and drainer with mono tap,

overhead pelmet and downlighting, built-in four ring gas hob with concealed extractor hood, integrated double oven/grill, wall tiling and tiled flooring, window to rear and door to the side.

## **GUESTS W.C.**

White suite comprising low level W.C., wash hand basin with vanity surface with cupboard below, overhead pelmet with downlighters, shaver socket, extractor fan, laminate flooring and ceiling light point.

## **CONSERVATORY**

11' 1" x 9' 1" (3.38m x 2.77m)

UPVC conservatory has a pitched poly-carbonate roof, brick base with display sill, central ceiling fan/light, laminate flooring, windows to the side and rear, French doors to the patio area and a sliding door to the utility. Useful to use as a dining room or second sitting room.

## **UTILITY/LAUNDRY**

8' 3" x 4' 10" (2.51m x 1.47m)

UPVC double glazed construction with brick base and display sill and having power points, roll top work surface, inset stainless steel sink and drainer, base level storage cupboard with matching wall units, overhead plinth with downlighters, sink, plumbing and recess for automatic washing machine, space and provision for dishwasher, door to the side.

## **FIRST FLOOR LANDING**

Carpeted flooring, window to side, loft access hatch with fitted loft ladder and doors to the bedrooms and bathroom.

## **BEDROOM ONE**

10' 1" x 8' 8" (3.07m x 2.64m)

Window overlooking the rear garden, coving to ceiling, radiator and carpeted flooring.

## **BEDROOM TWO**

10' 8" x 10' 5" (3.25m x 3.18m)

Window to front, wardrobe, coving to ceiling, radiator and carpeted flooring.

## **BEDROOM THREE**

9' 4" x 7' 5" (2.84m x 2.26m)

Window to front, coving to ceiling, radiator and carpeted flooring.





### **FAMILY BATHROOM**

9' 4" x 6' 9" max (2.84m x 2.06m max)

White suite comprising panelled bath with mono tap and fitted wall shower and shower splash screen, wash hand basin with mono tap, vanity surface to side and cupboard below, dual flush close coupled W.C., full height ceramic wall tiling, radiator, mirror with overhead lighting, shaving socket, built-in airing cupboard housing tank and slatted linen shelving, window to rear.

### **OUTSIDE**

At the front is a private block paved driveway with parking for up-to three vehicles gaining access to the front porch and garage. To the rear is a fence enclosed garden with a paved patio area ideal for entertaining, a raised lawn area, plus flower and shrub display borders. The pathway at the side leads to the large shed/workshop and there are also a number of garden lights and electrics. Access to the rear from the front is through the garage and side entrance.

### **GARAGE**

16' x 8' 2" (4.88m x 2.49m)

Up and over entrance door, light and power points, built-in storage cupboard housing central heating boiler and door to rear garden.

### **SHED/OUTBUILDING**

22' 9" x 8' 4" (6.94m x 2.54m)

Useful extra storage space or perfect for conversion into a home office, studio etc

### **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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