

image not found or type unknown



# Lichfield Road, Burntwood

**£399,995**

## Features

- RURAL LOCATION
- SMALL DEVELOPMENT OF FOUR BARN CONVERSIONS WITHIN A PICTURESQUE SETTING
- SUIT PROFESSIONAL OR SEMI RETIRED
- A SHORT DISTANCE FROM THE CITY OF LICHFIELD AND THE AMENITIES
- FULL OF CHARACTER AND FEATURES
- ALLOCATED PARKING WITH GARAGE AND PRIVATE COURTYARD GARDEN

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### **Breakfast Kitchen** 4.60m x 4.42m (15'1" x 14'6")

Approached via stable front entrance door. Being fitted with a comprehensive range of wall and base mounted units with granite work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric double oven, hob with extractor hood over and integrated dishwasher, washing machine and fridge/freezer. Light points, radiator, vaulted ceiling with oak beams, tiled flooring and two double glazed windows to front aspect. Velux windows providing further natural light.

### **Lounge/ Dining Room** 6.71m x 4.45m (22'0" x 14'7")

Having a marble feature fire surround with pillar design, inset electric fire on marble hearth. Light points, radiator, vaulted ceiling with oak beams, wall lights and double glazed windows to front and side aspects. Door leading to rear elevation and again with Velux windows for natural light.

### **Inner Hallway**

Approached from the Breakfast Kitchen and having light point, oak beams, solid oak flooring, radiator and Velux window to ceiling. Door leading to Porch with tiled flooring, lighting and further door allowing access to the Private Courtyard.

### **Master Bedroom** 5.31m x 3.81m (17'5" x 12'6")

Having ceiling light point, radiator, loft access, wardrobe cupboard with shelving and radiator and three double glazed windows to front aspect. Door leading to En Suite.

### **En Suite Shower Room**

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, tiled flooring, extractor fan, radiator and tiling to walls.

### **Bedroom Two** 3.28m x 2.36m (10'9" x 7'9")

Having ceiling light point, beams to ceiling, radiator and double glazed window to front aspect.

### **Bathroom**

Comprising paneled bath, vanity hand wash basin and closet w.c. Inset ceiling lights, loft access, radiator, tiled flooring, part tiling to walls, extractor fan, airing cupboard with boiler and shelving and double glazed window to front aspect.

### **Outside**

The property is approached from Woodhouses Road, then turn right onto the gravel track (indicated by our For Sale boards) Continue along where the development can be found. Having a graveled parking area with this continuing to Garage with up and over door having parking for one vehicle. The development has a lawned communal area with flower borders and pathway to each property. To the rear of our barn you can find a private courtyard with hedgerow borders and door to Porch area.

### **Agents Note**

The development having Oil fired Heating, served by a septic tank for drainage and mains electrics. All owners are part of a Residents Group responsible for the up keep of communal areas, septic tank, outdoor lighting, cctv and the gravel driveway.

### **Agents Notes**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

## Property Photos

## Property Location

