

74 WOODHOUSES ROAD  
BURNTWOOD  
WS7 9EJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A unique development opportunity set in all 1.6 acres offering a one/two-bedroom barn with double garage, together with the added benefit of planning permission for a three-bedroom brand new dwelling, in the semi-rural setting of Burntwood.

### EXISTING BARN ACCOMMODATION

Ground Floor:

Entrance hallway  
Family bathroom  
Drawing room  
Dining room/bedroom two  
Farmhouse Kitchen

First Floor:

Landing  
Bedroom with dressing area  
Ensuite

Garden and Grounds:

Detached double garage and store

Approx Gross Internal Floor Area: 1,238 sqft (115 sqm)  
In all 1.618 acres of land

EPC Rating - D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## SITUATION

Burntwood is a well-regarded area known for its community spirit, green spaces, and family-friendly atmosphere, making it an ideal location for families, professionals, and retirees alike. The area features local shops, supermarkets, and dining options, ensuring that daily necessities are within easy reach.

For families with children, the property is conveniently located near several well-regarded schools, including Fulfen Primary School and Chase Terrace Technology College. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

For leisure and recreation, residents can enjoy the nearby Burntwood Park and Chasewater Country Park. These parks offer vast green spaces, scenic walking trails, and various outdoor activities such as cycling, fishing, and birdwatching, providing ample opportunities for relaxation and enjoyment amidst nature. The local leisure centre and sports facilities further enhance the recreational options available to residents.

Transport links are excellent, with easy access to major roadways such as the A5 and M6 Toll, facilitating convenient travel to Lichfield, Birmingham, and beyond. The nearby Lichfield City and Lichfield Trent Valley train stations provide efficient rail services, ensuring hassle-free commuting for work or leisure.

## DESCRIPTION OF PROPERTY

You arrive at the development via a tarmac driveway expanding to an extensive area offering parking for numerous vehicles. From here the one-bedroom barn and double garage can be accessed. To the right of the barn to the West of the land is the area designated for the three-bedroom dwelling which has been granted full planning consent via Lichfield Cit Council under planning reference: 20/00203/FUL.

The existing barn conversion comprises an entrance hallway, which in turn provides access to the kitchen, dining room, drawing room, and a ground-floor bathroom featuring a WC, sink, and bath.

The kitchen boasts beautiful sage green cabinetry, complemented by dark worktops and tiled flooring. A exposed brick wall with a window overlooking the grounds adds charm and character. The kitchen offers ample storage and includes integrated appliances such as a fridge freezer, dual range oven, hob with overhead extractor, and washing machine.

The drawing room is spacious and features direct access to the exterior. Characterful beams stand out against the neutral décor. From here, beautiful oak stairs lead up to the first-floor

landing.

From the drawing room, you can access the dining room. French doors provide a seamless indoor-outdoor experience, and ample natural light floods the space. This room could also be used as an additional or occasional bedroom if required.

Moving up to the first floor, you enter a generously sized double bedroom with views of the grounds. Two skylights ensure fill the room with daylight, and exposed beams add character. Further along is a dressing area for clothes storage, leading straight through to an ensuite with a WC, sink, and walk-in shower cubicle.

## NEW BUILD – DWELLING

Planning permission has been granted under planning reference: 20/00203/FUL for a charming three-bedroom detached dwelling. The property has been beautifully designed and will comprise on the ground floor a dining hall, drawing room, kitchen, utility and cloakroom with WC. To the first floor are three bedrooms all with en suites.

## GARDENS AND GROUNDS

You arrive on the tarmac driveway, which leads up to the property and offers ample parking space for occupants.

The property benefits from extensive land, providing fantastic views of the fields beyond.

## DIRECTIONS FROM ASTON KNOWLES

From the agents' office at 8 High Street, turn right onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 2nd exit onto Falkland Rd/A461, at the roundabout take the 1st exit onto Limburg Ave/A461, at the roundabout take the 1st exit onto Walsall Rd/A461, at the roundabout continue straight onto Lichfield Rd/A5190, turn right onto Woodhouses Rd and the property will be on your right.

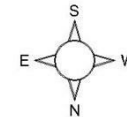
## DISTANCES

Lichfield Trent Valley Train Station - 4.5 miles  
Burntwood Park - 1.6 miles  
Lichfield - 2.7 miles  
Sutton Coldfield - 10.0 miles  
Birmingham - 16.6 miles  
Birmingham International/NEC - 21.4 miles  
M6 Toll - 17.9 miles  
M6 - 15.8 miles

(Distances approximate)



**Woodhouses Road, Burntwood**  
**Approximate Gross Internal Area**  
**Main House = 850 Sq Ft/79 Sq M**  
**Garage = 388 Sq Ft/36 Sq M**  
**Total = 1238 Sq Ft/115 Sq M**



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**TERMS**

Tenure: Freehold  
 Local Authority: Lichfield District Council  
 Tax Band: E

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

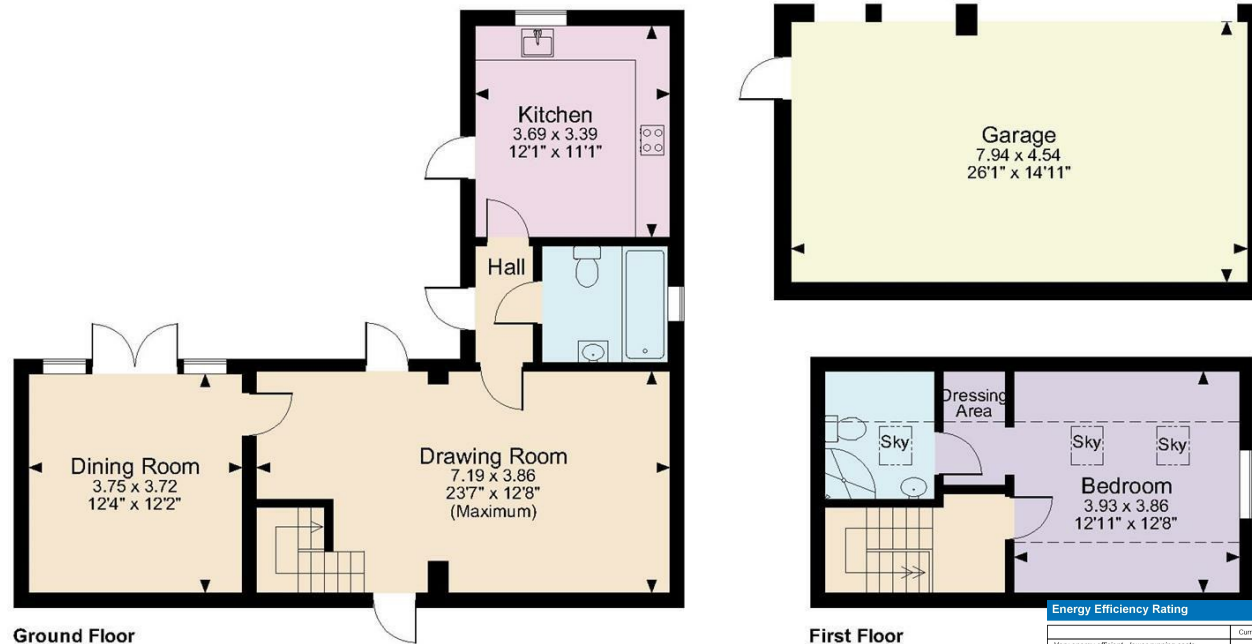
**SERVICES**

We understand that mains water, gas and electricity are connected.

**DISCLAIMER**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: June 2024  
 Particulars prepared: June 2024



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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