

3 FALLOW DRIVE  
BURNTWOOD  
WS7 9ED

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Discover a beautiful five-bedroom detached home that combines ample space with a modern aesthetic throughout.

### ACCOMMODATION

#### Ground Floor:

Entrance hall  
Guest WC  
Drawing room  
Playroom  
Kitchen/dining room  
Utility room

#### First Floor:

Landing  
Five bedrooms  
Three ensembles  
Family bathroom

#### Garden and Grounds:

Block paved driveway for parking  
Integrated double garage  
Maintained lawns in rear garden with patio area

EPC Rating - B

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

Situated in a peaceful and family-friendly neighbourhood, residents can benefit from a range of nearby amenities. The area features local shops, supermarkets, and dining options, ensuring that daily necessities and leisure activities are within easy reach. For more extensive shopping and entertainment, the nearby towns of Lichfield and Cannock provide a variety of retail and dining experiences.

Families with children will appreciate the proximity to several reputable schools including, Ridgeway Primary School and Chase Terrace Technology College. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Chasewater Country Park, with its extensive green spaces, scenic walking trails, and water-based activities, is just a short distance away, providing ample opportunities for outdoor enjoyment and relaxation. Additionally, Burntwood Leisure Centre offers a range of sports and fitness facilities, catering to a variety of interests and age groups.

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

## Description of Property

Enter the property through a large entry door into a bright, airy entrance hallway, featuring a striking staircase leading to the first floor. From here, you can access the reception rooms and the guest WC for convenience.

On the right is a generously sized playroom, which overlooks the front of the property through a large bay window, allowing ample natural light. This versatile space can also serve as a sitting room or office, depending on the occupants' needs.

To the left, through large double oak doors, lies the spacious drawing room. This room boasts beautiful neutral tones and a central fireplace, adding warmth. Double French doors open onto the patio, creating a seamless indoor-outdoor living experience.

Straight ahead from the entrance, through oak double doors, is the heart of the home: the open-plan kitchen and dining area. This perfect space for family gatherings features marble-effect tiled flooring and neutral tones that complement the light grey cabinetry and light countertops. The kitchen includes an oven, microwave oven, induction hob with overhead extractor, and a

large island for additional seating and meal prep. Further along, there is a snug area and a large dining table for family meals, overlooking the rear garden with bi-folding doors for an indoor-outdoor feel.

Adjacent to the kitchen is the utility room, which houses the washing machine and tumble dryer and includes a sink for ease of use. It also provides access to the side of the rear garden for convenience.

Moving up to the first-floor landing, a large space provides access to the bedrooms and family bathroom. The family bathroom, located opposite the stairs, features a white suite with a bath, WC, shower, and sink.

There are five double bedrooms, each offering views of either the front or rear of the property. Three of the bedrooms benefit from their own ensuite bathrooms, complete with walk-in showers, WCs, and sinks. All bedrooms have either fitted wardrobes or walk-in wardrobes, perfect for storage.

## Gardens & Grounds

Approach the property via a block-paved driveway that provides parking space and leads to the integrated double garage, offering additional parking and storage options. A side entrance allows access to the rear garden.

The rear garden is predominantly laid to faux lawn and meticulously maintained. It features a hot tub in one corner and a patio area, perfect for alfresco dining with family and friends. The garden is secluded with fencing and hedges surrounding the space, ensuring privacy and tranquility.

## Directions from Aston Knowles

From the agents' office, turn right onto High Street/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 3rd exit onto the A38 slip road to M1 N/Burton/Derby, continue onto A38, take the A513 exit towards Alrewas/Tamworth, keep left to continue towards A513, at the roundabout take the 1st exit onto A513, turn left, turn left again and continue onto Main St, continue onto Walton Rd, at the roundabout take the 2nd exit, continue onto Walton Rd, turn left onto Fallow Dr and the property will be on your right.

## Distances

Chasewater Country Park - 4.5 miles  
Tamworth - 11.7 miles  
Cannock - 6.6 miles  
Birmingham - 15.9 miles  
Birmingham International/NEC - 22.9 miles  
M6 Toll - 18.5 miles







M6 - 15.1 miles

(Distances approximate)

#### Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: G

**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

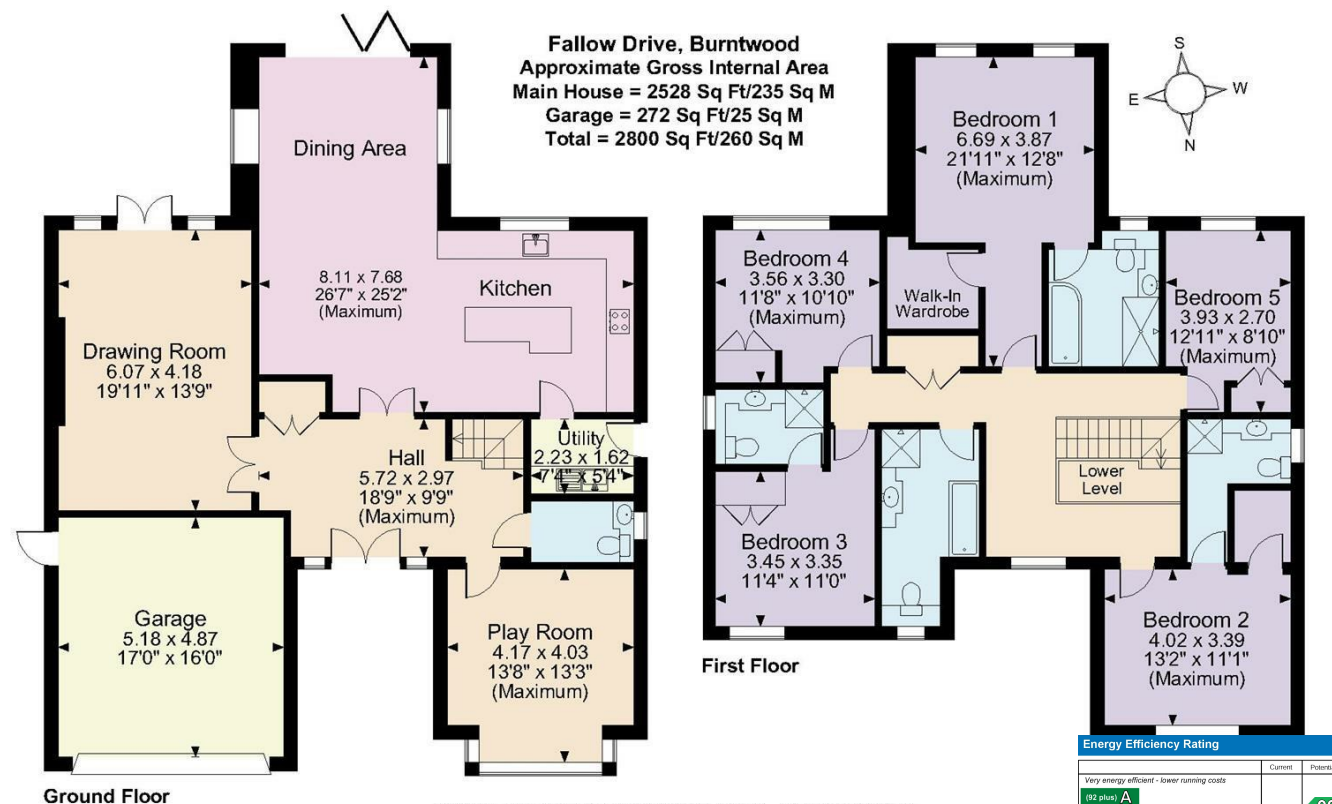
We understand that mains water, gas and electricity are connected.

#### 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	90
EU Directive 2002/91/EC			

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