

Springle Styche Lane

Burntwood, Staffordshire, WS7 9HD

John 
German







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£575,000

NO UPWARD CHAIN

A superbly presented, eye catching attractive country cottage located in one of the leafy green lanes of Burntwood but within only minutes of all amenities and even closer still to the lovely Old Drill Inn, known for its hospitality and food.

A rare and interesting opportunity to buy a detached property in an attractive and semi rural part of Burntwood that is tastefully presented throughout and offers further potential for enlargement (STPP). The overall plot size is around 0.12 of an acre and includes attractive front and rear gardens and a wide, deep driveway together with a detached double garage. The property has had new windows, external doors and carpets throughout along with new interior and exterior decoration.

The property is gas centrally heated and beyond the front main door offers a reception hall entrance with staircase to the first floor and access to a spacious open plan lounge with bay window to the front and French windows to the rear. It also has a focal point traditional fireplace (log burner to be included but unable to confirm whether working or compliant).

Leading off the lounge a small inner hall area has a useful under stairs cloaks storage cupboard and open access to a front facing dining room, a further characterful area with a bay window, full length range of fitted bookshelving and access in turn via pocket hidden sliding doors to the fully fitted kitchen. This room has a full range of classic style solid timber fronted base, wall and drawer units with contrasting worktops, splash back tiling, inset one and a half bowl sink unit, newly fitted built in double oven and induction hob, extractor hood, fridge/freezer, dishwasher, tiled floor and a lovely rear garden outlook.

Leading off the kitchen is a utility room with matching base units, worktops, splash back tiling and a fitted washing machine. Access in turn leads to a useful two piece fitted guest's cloakroom.

On the first floor a centre landing gives access to the three double bedrooms, study/nursery, family bathroom and part boarded loft space. Two of the bedrooms face towards the front and the third bedroom overlooks the rear garden. The study or nursery bedroom also overlooks the rear garden and has a feature bay window.

Convenient for all bedrooms, the family bathroom is light, bright and spacious and offers a corner bath, separate shower, low level WC, wash hand basin and partial wall tiling.

Outside - A detached double garage has two doors, a rear personal door, electric light and power points. Driveway parking for four cars or so in front of the garage.

The property sits comfortably back from Springle Styche Lane behind a stone bordered front lawn with shrubbery and perennial borders. A gated side entrance gives access to a good sized attractively landscaped rear garden with a feature rounded patio and curved steps leading up to a main lawn with well stocked and part brick built borders together with a further lawn, seating area and greenhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Private drainage to a septic tank.

Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

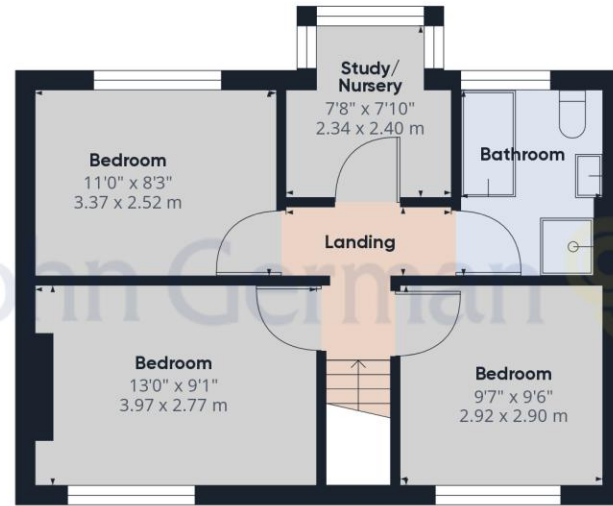
Our Ref: JGA/04072024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1313.12 ft²
 121.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Agents' Notes

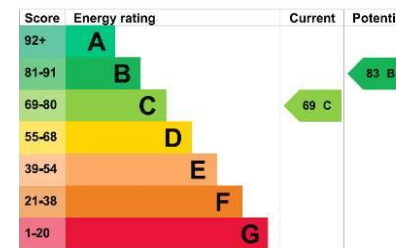
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