

Woodhouses Road

Burntwood, WS7 9EJ

John German



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£650,000

An attractive barn conversion with planning approval for a separate detached dwelling sitting on a generously sized plot located in Burntwood.



John German are delighted to offer to the market with no upward chain this exciting opportunity to purchase a detached barn conversion sitting on a generously sized plot of approximately 1.6 acres, with additional planning approved for a new detached dwelling on the site, in a semi-rural location within Burntwood with surrounding countryside views. This property is located on Woodhouses Road in Burntwood, a desirable and popular location with its close proximity to the newly opened Greenwood House Medical Centre, the nearby shops at Swan Island including a Co-Operative store, pharmacy, hairdressers, Café, coffee shops, and several food outlets. The historic Cathedral City of Lichfield is less than five miles away, and nearby road links include the M6 toll, A5, and the A38. For commuters, there are a choice of train stations in the nearby market towns of Cannock and Rugeley and a further two in the city of Lichfield. For local schooling, this property lies within the catchment area for the well regarded Fulfen Primary School which was awarded outstanding in its latest Ofsted rating and for secondary school, the catchment is for the popular Erasmus Darwin Academy.

Internally the barn comprises of an entrance hallway, which in turn provides access to the kitchen which has a range of sage green wall and base units with worksurfaces over, tiled splashbacks, integrated kitchen appliances including a fridge freezer, range style cooker, hob with overhead extractor, there are exposed timber beams to the ceiling and exposed brickwork providing a wealth of character to the room. From the hallway a door leads into the family bathroom comprising of floor to ceiling tiles, low level WC, wash hand basin, bath and window to the side aspect. The welcoming lounge/diner is a spacious room and has a door leading out to the exterior of the barn, exposed timber beam, spotlights to the ceiling, carpeted flooring, oak stairs rising to the first floor landing a door leading into the versatile ground floor bedroom/dining room. The ground floor bedroom has French doors leading out to the garden, exposed beams to the ceiling, spotlights and wooden effect laminate flooring.

Upstairs there is the generously sized master bedroom with two skylights allowing natural light to enter the room, exposed timber beams, two ceiling light points, along with a dressing area and its own en-suite shower room.

Outside you enter the property via a private driveway leading to ample parking, a carport style garage along with the planning permission which has been approved for the new detached dwelling - Planning permission has been granted in 2020 under planning reference: 20/00203/FUL - for a three-bedroom detached dwelling. The properties outline plans will comprise on the ground floor a dining hall, lounge, kitchen, utility and cloakroom with WC. To the first floor are three bedrooms all with en-suites.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

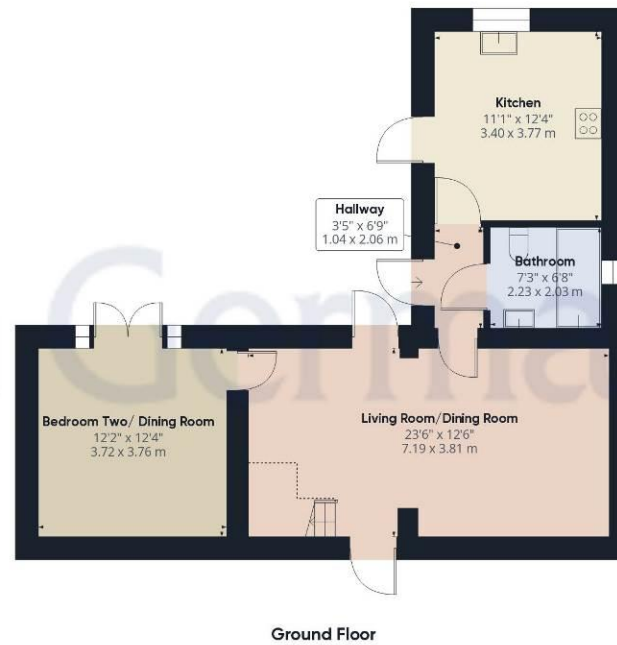
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

931.08 ft²

86.5 m²

Reduced headroom

89.13 ft²

8.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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AWAIT PRO MAP

