

Pool House

Pool Lane, Burntwood, WS7 3QY

John German



John German



Pool House

Pool Lane, Burntwood, WS7 3QY

£650,000

Pool House is a charming Victorian family residence situated down a private road nestled on the edge of Chasewater Country Park.



Pool House is a superbly appointed semi-detached Victorian family residence nestled down a private road within a tranquil location next to Chasewater Country Park. The home is set within a secluded plot of around 0.38 of an acre and benefits from generously proportioned interiors, including four spacious bedrooms, and superb potential to extend the main house or convert the existing coach house to offer a home office or rental/Airbnb style income. The south facing part of the roof has been renewed.

Originally dating back to the 1860s, the home served as part of the Vicarage to St Ann's church. Pool House is surrounded by woodland and is set within a protected Site of Special Scientific Interest, nestled on the edge of Chasewater and has been a much-loved family home for over 30 years. The property is ideally situated to take full advantage of local facilities including Morrisons supermarket, doctor's surgery, post office, library, 24-hour gym and a choice of good local schools. Burntwood will also appeal to commuters with nearby road links including the A5, A38 and M6 Toll all close by. There are nearby train stations in Cannock, less than 5 miles away, and Lichfield City station, less than 10 miles away.

The composite entrance door opens into the welcoming hallway with a beautiful original terracotta tiled floor, carpeted stairs rising to the first floor landing and doors off to the ground floor accommodation.

There are two generously proportioned reception rooms; the warm and inviting living room has an open fire with tiled hearth, two ceiling light points, carpeted flooring and a bay with double doors opening out to the rear garden.

The second spacious reception room is the formal dining room with exposed floorboards, two ceiling light points, bay window to the rear aspect and window to the front aspect.

The traditional farmhouse style kitchen/diner boasts a wealth of character and charm throughout, with a barn style door opening out to the courtyard, tiled flooring, exposed brickwork and beams, and windows to the side and rear aspect. The kitchen itself is fitted with a range of wall and base units, a Belfast sink and space for a single oven and dishwasher.

Accessed from the kitchen is the guest cloakroom, offering space for both coats and shoes, with a low level WC and wash hand basin.

Completing the ground floor is the useful laundry room, fitted with a Belfast sink and spaces for both a washing machine and tumble dryer, quarry tiled flooring and a door opening out to the rear garden.

Upstairs, there is a L-shaped landing having windows to two sides and access to the useful attic space, plus doors off to the four bedrooms and family bathroom.

The dual aspect, spacious master bedroom has windows to both the front and rear, a vaulted ceilings with skylight, exposed beams, and carpeted flooring.

Bedroom two is a further double bedroom, again with a vaulted ceiling with exposed beam, carpeted flooring and a window to the rear aspect.

Bedroom three is also of double size and has a window to the front aspect, laminate wooden effect flooring and a ceiling light point.

Bedroom four is a single bedroom and would alternatively be ideal as a home office or study.

The family bathroom comprises claw bathtub with shower attachment, tiled flooring, panelled walls, window to the front aspect, vaulted ceilings and a skylight.

Outside is where Pool House really sets itself apart from the rest, with its beautifully maintained gardens, a large patio seating area, summer house and vegetable patch. To the front of the property is a driveway providing ample off-road parking, a large garage and workshop, plus an additional carport and courtyard garden. Another added benefit of this home is the 'coach house' that lends itself for further conversion (subject to planning permission) as either an Airbnb, annexe or even home office.

Agents note: The property is situated in a mining area.

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: Drive, garage & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

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

Broadband type: Cable - 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: TBC / Tax Band E

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

Our Ref: JGA/01072025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2565 ft²

238.2 m²

Reduced headroom

67 ft²

6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



