



A modern detached family home situated on a corner plot within the desirable location of Burntwood.

£235,000



John German

This modern detached family home was built in 2015 and occupies a delightful corner plot on Baker Street in Burntwood. A popular location, home to its own leisure centre and nearby road links including the M6 Toll, A5 and the A38. There are a choice of train stations in the nearby market town of Cannock and cathedral city of Lichfield. For schools, the property falls in the catchment of Boney Hay Primary Academy and within Burntwood there are two secondary schools - Chase Terrace Academy and Erasmus Darwin Academy.

The accommodation briefly comprises of a welcoming entrance hall, a bright and airy living room, a modern fitted kitchen and a guest WC. To the first floor, is a spacious landing area leading to three well-sized bedrooms and a family bathroom comprising double shower unit, a wash hand basin and a WC.

Externally, the property benefits from front and rear gardens with parking to the rear.

Agents note: A section of the front garden is not currently registered with Land Registry.

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: Parking to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 C

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

Our Ref: JGA/01102025

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Agents' Notes

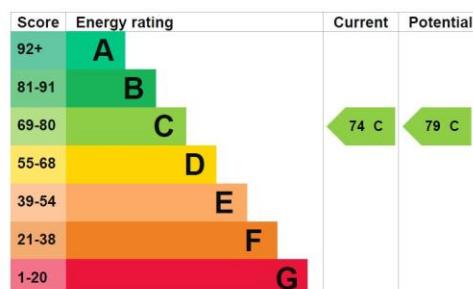
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