



Coulter Lodge, Coulter Lane,
Burntwood, WS7 9DX

Guide Price £750,000

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Welcome to Coulter Lodge, a simply one-of-a-kind luxurious family residence originally constructed circa 1883 and situated on the much sought after Coulter Lane in Burntwood Green.

Surrounded by scenic countryside and occupying an enviable private plot this really is an exciting opportunity. Internally this home offers an abundance of space with wonderful charm and character throughout. Upon entering you are greeted with an inviting hallway with doors to a stunning reception room with feature fireplace and characterful high ceilings.

The ground floor also boasts a separate dining room, wonderful kitchen diner with French Doors into the garden, versatile office/snug room, guest W/C and also a separate utility space. The master suite is an incredible space and also features high ceilings, you also have a large en suite bathroom with separate bath and shower. Completing the ground floor is bedroom four.

Stairs lead to the first floor where a gallery landing overlooks the stunning rear garden and also has doors to two more generous bedrooms and a family bathroom.

Outside is a beautiful rear garden that wraps around the property to the mature fore garden and multi vehicle driveway. This really is the perfect secure space for any growing family. There is also a useful garage for additional storage space. Nearby amenities include highly regarded local schools, easily accessible transport links and also a handful of local shops. It is also worth noting the close proximity to Lichfield City Centre providing easy access to all major cities with the benefit of two train stations. With the perfect balance of convenience, space and truly unrivalled potential this cherished property is a must view..









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market:

Property Specification

Porch

Entrance Hall

Reception Room 6.28m (20'7") x 5.00m (16'5")

Dining Room 5.25m (17'3") x 4.01m (13'2")

Kitchen/Diner 5.97m (19'7") x 3.71m (12'2")

Utility Room 2.72m (8'11") x 1.88m (6'2")

Snug/Office 4.55m (14'11") x 2.30m (7'7")

Inner Hallway

WC

Landing

Bathroom

Bedroom 1 6.40m (21') x 4.94m (16'2")

Bedroom 2 4.50m (14'9") max x 3.35m (11')

Bedroom 3 4.85m (15'11") x 2.19m (7'2") plus
 2.68m (8'9") x 2.68m (8'9")

Bedroom 4 2.63m (8'8") x 1.88m (6'2")

Notes:

Services connected: Gas, Electric, Water, Drainage
 Council tax band: G
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

