



Blacksmiths Cottage, Coulter Lane,
Burntwood, WS7 9EU

Offers Over £450,000

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Welcome to Blacksmiths Cottage.... situated on the sought after Coulter Lane lies this characterful cottage boasting an abundance of space and beautifully presented throughout.

An internal inspection reveals an inviting reception room with lovely feature log burner and dining space, a charming sitting room, modern refinished kitchen with space for appliances, boot room, guest W/C and completing the ground floor is the versatile office/snug room.

Stairs lead to the first floor where the property boasts four bedrooms, an en suite to master and a also a family bathroom.

Outside is a pleasant privately enclosed rear garden, wonderful courtyard to the fore and also ample parking to the rear.

It is also worth noting the character features throughout the property and just how deceptively spacious it really is.

Nearby amenities include easy access to Lichfield City Centre, local shops and also local country pubs and plenty of open space.

CALL NOW TO VIEW!!!







Property Specification

HIGHLY SOUGHT AFTER LOCATION
CHARACTERFUL COTTAGE
FOUR BEDROOMS
TWO RECEPTION ROOMS
STUNNING KITCHEN

Sitting Room 15' 9" x 14' 5" (4.80m x 4.40m)

Kitchen 11' 6" x 9' 6" (3.50m x 2.90m)

Lounge 13' 9" x 13' 5" (4.20m x 4.10m)

Study/Office 10' 2" x 7' 3" (3.10m x 2.20m)

W/C

Boot Room

Landing

Bedroom One 14' 5" x 13' 5" (4.40m x 4.10m)

Bedroom Two 13' 9" x 6' 3" (4.20m x 1.90m)

Bedroom Three 11' 6" x 9' 10" (3.50m x 3.00m)

Bedroom Four 10' 10" x 8' 10" (3.30m x 2.70m)

Bathroom

En Suite

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:

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

