



Pool House, Pool Lane, Burntwood, WS7 3QY

Offers in the Region Of £695,000

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Introducing Pool House, an exquisite and truly unique Victorian Residence situated on a private road in the sought after Burntwood area.

Surrounded by greenery and just a stones throw from Chasewater Nature Reserve this much loved family home has an abundance of character and charm and needs to be viewed to fully appreciate the accommodation on offer.

Internally this home features an inviting tiled entrance hall, large family living room, spacious sitting/dining room, country style kitchen diner, separate utility room and completing the ground floor is the guest cloakroom.

Stairs lead to the first floor where the property boasts four bedrooms including an enviable master suite with vaulted ceilings and also a family bathroom. Outside is really where this property comes into its own, as you have sprawling gardens, a patio area, summer house and also vegetable patch. To the fore is a multi vehicle driveway, large garage and workshop and also additional car port and courtyard.

Another unique feature is the 'coach house' that lends itself for further conversion (STPP). Nearby amenities include easily accessible transport links, highly regarded schools and also a handful of local shops.

The semi rural nature and charming surroundings are a rarity in todays market along with the unrivalled potential and scope. **CALL NOW TO VIEW!!!**









Property Specification

CHARMING VICTORIAN PROPERTY
UNRIVALLED SCOPE AND POTENTIAL
FOUR BEDROOMS
TWO RECEPTION ROOMS
COUNTRY STYLE KITCHEN DINER

Reception Hall

Family Room 19' 2" x 14' 1" (5.84m x 4.28m)

Sitting Room 19' 1" x 12' 10" (5.82m x 3.90m)

Dining Kitchen 19' 2" x 10' 11" (5.85m x 3.32m)

W/C

Utility Room 11' 3" x 6' 7" (3.42m x 2.01m)

Landing

Bedroom One 17' 0" x 13' 11" (5.18m x 4.24m)

Bedroom Two 12' 10" x 10' 10" (3.90m x 3.30m)

Bedroom Three 10' 10" x 9' 1" (3.31m x 2.77m)

Bedroom Four 9' 9" x 7' 0" (2.96m x 2.13m)

Bathroom 7' 9" x 7' 7" (2.35m x 2.30m)

Garage 27' 0" x 20' 0" (8.23m x 6.10m)

Coach House 15' 5" x 12' 2" (4.70m x 3.70m)

Coach House First Floor 15' 5" x 12' 2" (4.70m x 3.70m)

Summer House 15' 5" x 10' 4" (4.70m x 3.16m)



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		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Map Location

