



Highfields Road, Burntwood, WS7 4QS

Offers in the Region Of £545,000

# Chasetown

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Situated on the prestigious Highfields Road in Burntwood lies this unique and deceptively spacious family home that has been considerably extended and improved and offers flexible/multi generational family living with its sprawling layout and design.

Internally you are welcomed into an inviting entrance hall with doors to a versatile sitting/snug room, cosy living room, modern high spec kitchen with integral appliances, separate utility room, guest W/C, large tandem garage and completing the ground floor is the beautiful orangery/family room with bi-folding doors, sky lantern and solid wooden flooring.

Stairs lead to the first floor where you will find four spacious double bedrooms and a family bathroom with spa style bath & shower and finished to a fantastic standard. There is also a generous converted loft room with its own en suite shower room that could later be converted into bedroom five.

Outside is a charming landscaped rear garden perfect for those with a growing family along with an outhouse that includes its own self contained cinema room and sitting room also with a guest W/C.

Another unique feature is the incredible indoor heated swimming pool which is well maintained and would make entertaining friends and family an unforgettable experience.

To the fore is a multi vehicle driveway capable of parking around 6-8 vehicles.

Nearby amenities include easily accessible transport links, a handful of shops and also the much sought after Erasmus Darwin Academy.

CALL NOW TO VIEW!!!









## Property Specification

Hall

WC

Sitting Room/Snug 3.58m (11'9") max x 3.47m (11'5")

Kitchen 4.68m (15'4") max x 4.03m (13'3")

Utility Room 3.64m (11'11") x 1.83m (6')

Garage

Living Room 4.01m (13'2") x 3.83m (12'7")

Family Room 7.00m (23') x 4.65m (15'3")

WC

Shower

Landing

Bedroom 1 3.52m (11'7") max x 3.52m (11'7") plus 0.62m (2') x 0.62m (2')

Bedroom 2 3.90m (12'10") x 3.83m (12'7")

Bedroom 3 3.77m (12'4") max x 3.74m (12'3")

Bedroom 4 3.52m (11'7") x 2.80m (9'2")

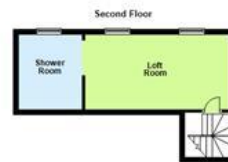
Loft Room 5.67m (18'7") x 3.06m (10')

### 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.  
Come on the market:

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

# Floor Plan



# Energy Efficiency Rating

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

# Map Location

