



Cavell Road,  
Burntwood, WS7 9QQ

**Offers in the Region Of £650,000**



# St. Matthews Estate

Offers in the Region Of £650,000



Welcome to Cavell Road, an enviably positioned executive family home tucked away in a private, scenic and highly sought after location in Burntwood.

This wonderful home features a vast amount of versatile living space with an imposing entrance hall, large family living room with Inglenook fireplace, stunning country style kitchen with granite work surfaces and also a breakfast bar/island. The ground floor also has a separate dining space, conservatory/sun room, utility room, guest W/C and lastly a versatile office/snug/5<sup>th</sup> bedroom.

Stairs lead to the first floor where you have a lovely gallery landing, three fantastic double bedrooms with two en suites and also a fourth bedroom with charming views of the nearby cricket pitch, and completing the first floor is the family bathroom.

The standout feature of this home is undoubtedly the outside space. A large plot set in a secluded position, the property is approached via a sweeping private driveway and boasts a beautiful, mature south facing rear garden that offers both privacy and charm - setting it apart from other homes in the surrounding area.

Located in the tranquil garden is a spacious multi purpose studio with electric lighting and heating providing an ideal work or leisure space. To the fore is a double garage and also a multi vehicle driveway.

Nearby amenities include well regarded schools, local shops and access to open countryside.

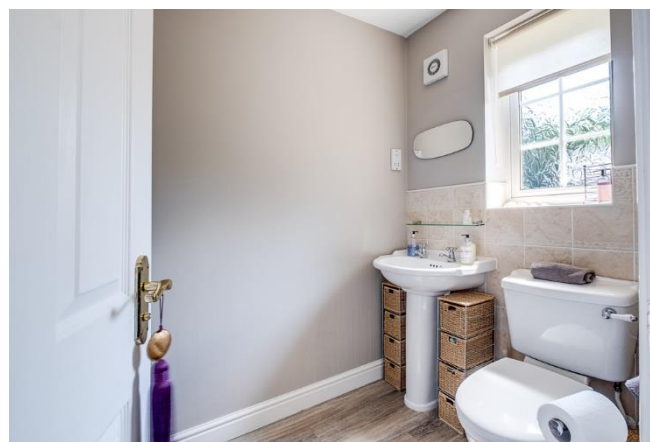
Lichfield City Centre is around a 10-15 minute drive and provides easy access via train into all major cities. **CALL NOW TO VIEW!!!**















## Property Specification

### Hallway

Living Room 6.87m (22'6") x 3.81m (12'6")

Dining Room 3.84m (12'7") x 3.06m (10')

Kitchen/Breakfast Room 6.08m (19'11") x 4.18m (13'9") max

### Conservatory

Utility Room 3.17m (10'5") x 2.36m (7'9")

### WC

Office/Snug 4.06m (13'4") x 2.35m (7'9")

### Landing

Bedroom 1 12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom 2 11' 6" x 11' 6" (3.51m x 3.51m)

Bedroom 3 14' 2" x 11' 2" (4.32m x 3.40m)

Bedroom 4 11' 2" x 8' 6" (3.40m x 2.59m)

Bathroom 6' 6" x 6' 9" (1.98m x 2.06m)

En Suite Shower Room (1) 7' 2" x 7' 2" (2.18m x 2.18m)

En Suite Shower Room (2) 6' 4" x 4' 7" (1.93m x 1.40m)

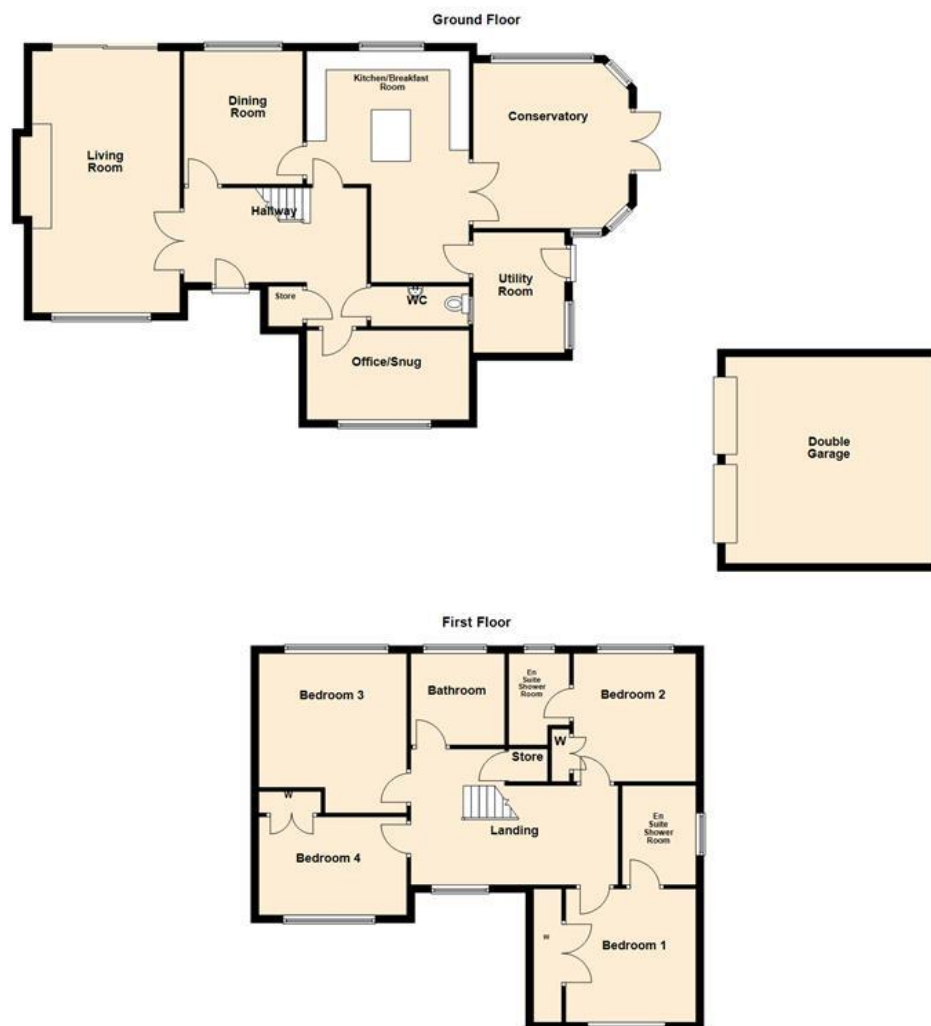
### Agent's Note:

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:

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

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

## Map Location

