



**'Fulfen Bungalow' Rugeley Road,  
Burntwood, WS7 9BJ**

**Offers Over £725,000**



# Burntwood

Offers Over £725,000



0.32 ACRE PRIVATELY ENCLOSED PLOT

**\*WOW\*** Incredible one-of-a-kind property occupying an enviable plot size situated in the sought after Burntwood area.

This exceptional family home is not your average property being on the fringe of the countryside, with open views, walkable country pubs, and close proximity to Lichfield. Combined with the large, wrap around gardens, it offers a lifestyle that blends rural appeal with city convenience..

Entry through the arched stained glass door you are welcomed into an inviting hallway with doors to a spacious living room with bi-folding doors, large open plan country style kitchen with dining and plenty of entertaining space. The ground floor also features a guest W/C, additional bedroom/sitting room and a stunning master suite, complete with a dressing area and en suite shower room.

Stairs lead to the first floor where there are two more bedrooms and recently refurbished family bathroom.

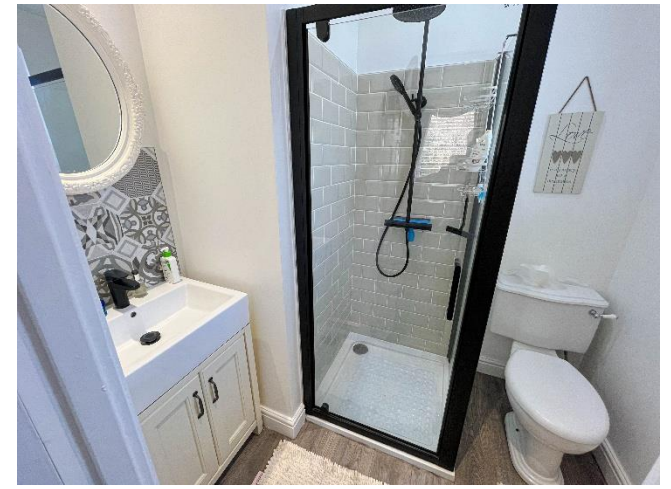
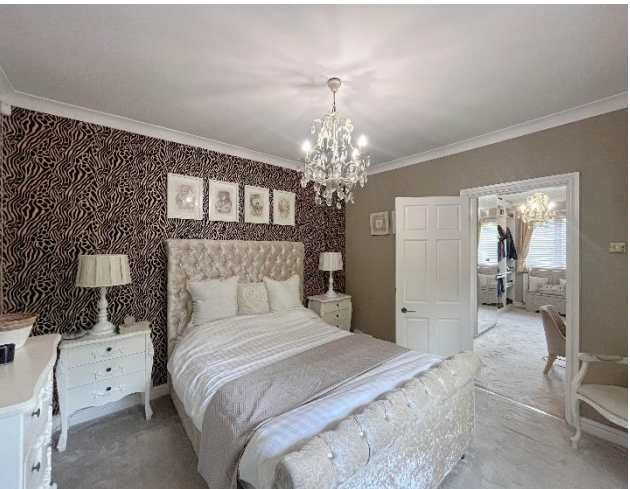
Externally the wonderful, wrap around gardens give a sense of tranquillity and privacy, featuring plenty of greenery, stunning paved area and large canopy perfect for entertaining friends and family. The potential really is endless and a viewing is advised to fully appreciate all this home has to offer.

To the fore the multi vehicle driveway has electric gates and also a double garage accessible internally and externally.

Nearby amenities include a handful of shops, country pubs, easy access to Lichfield City Centre and also walking distance to Fulfen Primary School. **CALL NOW TO BOOK YOUR APPOINTMENT TO VIEW!!!!**



















## Property Specification

ONE-OF-A-KIND PROPERTY  
SOUGHT AFTER LOCATION  
CLOSE TO FULFEN PRIMARY SCHOOL  
ENVIABLE PLOT SIZE  
WRAP AROUND GARDENS

### Hall

Living Room 6.57m (21'7") max x 3.85m (12'8")

Open Plan Kitchen Diner 6.95m (22'10") x 6.10m (20') max

### WC

Bedroom 1 4.07m (13'4") max x 3.81m (12'6")

Walk-in Wardrobe 5.03m (16'6") x 2.56m (8'5")

En-suite Shower Room 2.19m (7'2") x 1.85m (6'1")

Bedroom 2 5.12m (16'10") x 3.85m (12'8")

Bedroom 3 4.46m (14'8") x 2.90m (9'6") plus 0.20m (0'8") x 0.20m (0'8")

Bedroom 4 2.41m (7'11") x 2.06m (6'9") plus 0.20m (0'8") x 0.20m (0'8")

Bathroom 3.54m (11'7") x 2.23m (7'4") plus 0.20m (0'8") x 0.20m (0'8")

Double Garage 6.04m (19'10") x 4.98m (16'4")

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: E  
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.**