



## 4 Willams Court, Edial Farm Mews Lichfield Road

Burntwood, Lichfield, WS7 0HZ

**£399,995**



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## Breakfast Kitchen

15'1" x 14'6" (4.60m x 4.42m)

Approached via stable front entrance door. Being fitted with a comprehensive range of wall and base mounted units with granite work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric double oven, hob with extractor hood over and integrated dishwasher, washing machine and fridge/freezer. Light points, radiator, vaulted ceiling with oak beams, tiled flooring and two double glazed windows to front aspect. Velux windows providing further natural light.

## Lounge/ Dining Room

22'0" x 14'7" (6.71m x 4.45m)

Having a marble feature fire surround with pillar design, inset electric fire on marble hearth. Light points, radiator, vaulted ceiling with oak beams, wall lights and double glazed windows to front and side aspects. Door leading to rear elevation and again with Velux windows for natural light.

## Inner Hallway

Approached from the Breakfast Kitchen and having light point, oak beams, solid oak flooring, radiator and Velux window to ceiling. Door leading to Porch with tiled flooring, lighting and further door allowing access to the Private Courtyard.

## Master Bedroom

17'5" x 12'6" (5.31m x 3.81m)

Having ceiling light point, radiator, loft access, wardrobe cupboard with shelving and radiator and three double glazed windows to front aspect. Door leading to En Suite.

## En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, tiled flooring, extractor fan, radiator and tiling to walls.

## Bedroom Two

10'9" x 7'9" (3.28m x 2.36m)

Having ceiling light point, beams to ceiling, radiator and double glazed window to front aspect.

## Bathroom

Comprising paneled bath, vanity hand wash basin and closet w.c. Inset ceiling lights, loft access, radiator, tiled flooring, part tiling to walls, extractor fan, airing cupboard with boiler and shelving and double glazed window to front aspect.

## Outside

The property is approached from Woodhouses Road, then turn right onto the gravel track (indicated by our For Sale boards) Continue along where the development can be found. Having a graveled parking area with this continuing to Garage with up and over door having parking for one vehicle. The development has a lawned communal area with flower borders and pathway to each property. To the rear of our barn you can find a private courtyard with hedgerow borders and door to Porch area.

## Agents Note

The development having Oil fired Heating, served by a septic tank for drainage and mains electrics. All owners are part of a Residents Group responsible for the up keep of communal areas, septic tank, outdoor lighting, cctv and the gravel driveway.

## Agents Notes

Tel: 01889 358172

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

**Fixtures and Fittings:**

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

**Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



## Road Map



## Hybrid Map

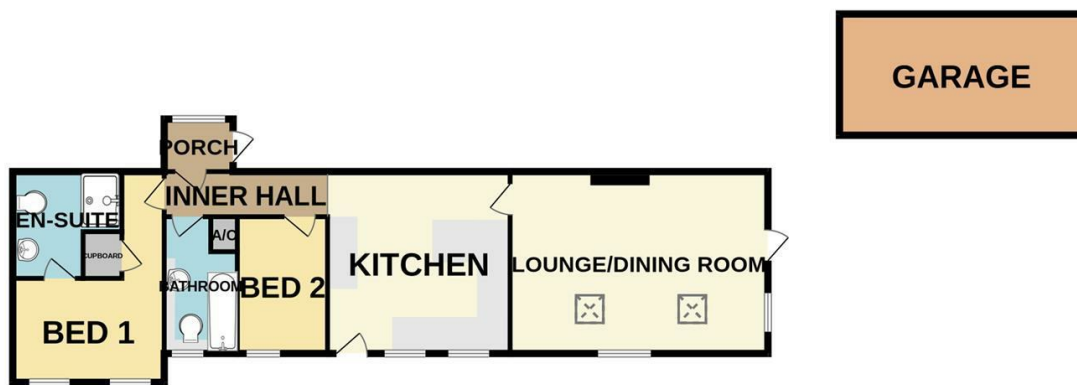


## Terrain Map



## Floor Plan

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



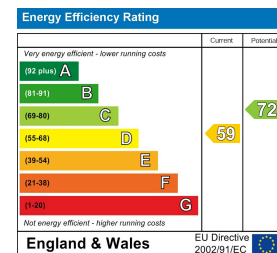
TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.