



Lichfield Road
Edial, Burntwood

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Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this stunning four-bedroom cottage style property, set on a picturesque plot of approximately 1.2 acres with breathtaking countryside views to both the front and rear.

This exceptional property is an ideal purchase for equestrian enthusiasts, featuring a gated horse paddock and stables at the rear. It also presents a fantastic opportunity for buyers seeking a home with extensive land and outdoor space.

Externally, the property boasts a gated driveway providing parking for multiple vehicles, along with a large, private rear garden featuring patio and lawn areas—perfect for family activities and entertaining guests.

The interior of the property offers a spacious and versatile layout, with a generous open-plan ground floor living area that includes a modern kitchen, dining space, and lounge.





Additionally, the ground floor comprises a welcoming main entrance hallway, a convenient side entrance hall, a utility room/WC, and a double garage.

Upstairs, there are four double bedrooms, all offering stunning views of the surrounding countryside, along with a grand bathroom suite.

Other benefits include UPVC triple glazing to the front, double glazing to the rear and gas central heating throughout as well as an BT Broadband connection.

Situated on the outskirts of Burntwood in the charming semi-rural hamlet of Edial, the property is only a short drive from Lichfield city centre, offering a diverse range of amenities including local shops, cafes, restaurants, and the renowned Garrick Theatre. Excellent commuter links are available via the A38, M6 Toll Road, A5, and A452, with both Cross-City and Intercity railway lines nearby.



ENTRANCE HALLWAY:

UPVC entrance door, carpeted flooring, ceiling light points, useful storage cupboard, stairs to first floor and doors to the kitchen and lounge/dining areas.

LOUNGE:

12' 2" x 12' 0" (3.71m x 3.65m)

Feature fireplace with fitted living flame effect electric fire, carpeted flooring, TV aerial & phone/Internet sockets, ceiling light point, radiator, window to the front and opening to the dining area.

KITCHEN:

16' 8" x 8' 4" (5.08m x 2.55m)

Range of matching wall modern fitted and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric fan oven and induction hob with extractor hood, integrated fridge, laminate flooring, ceiling light points, window and stable door to the rear garden, door to the side entrance and opening to the dining area.

DINING AREA:

11' 0" x 11' 6" (3.35m x 3.50m)

Laminate flooring, ceiling light point, radiator, windows to rear and openings to both the lounge and kitchen.

UTILITY/WC:

8' 1" x 5' 5" (2.46m x 1.65m)

Plumbing and space for white goods including washing machine, dryer and freezer, low level WC, wall mounted gas boiler, laminate flooring, light point and window to the rear.





DOUBLE GARAGE:

15' 11" x 15' 8" (4.85m x 4.78m)

Up and over front door, light and electric sockets, as well as the electric meter.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, skylight, two loft access hatches, doors off to four bedrooms and the large family bathroom.

MASTER BEDROOM:

15' 10" x 15' 8" (4.82m x 4.77m)

Vast range of built in wardrobes, carpeted flooring, radiator, ceiling light point and window to the front with open views of countryside stretching to Hammerwich Church.

BEDROOM TWO:

12' 4" x 12' 0" (3.75m x 3.65m)

Carpeted flooring, ceiling light point, radiator, window to front.

BEDROOM THREE:

10' 11" x 11' 8" (3.32m x 3.55m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

9' 9" x 8' 6" (2.98m x 2.60m)

Carpeted flooring, ceiling light point, radiator and window to the rear.



FAMILY BATHROOM:

14' 7" x 8' 6" (4.45m x 2.60m)

Large white suite comprising: bath, separate walk in shower cubicle, vanity wash hand basin and cabinets, low level W/C, wall tiling, carpeted flooring, ceiling lights, heated chrome towel rail and windows to the rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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