



**Firs Walk | Burntwood | WS7 4UG**  
Offers In The Region Of £525,000

**W** Webbs  
estate agents

## Summary

\*\* WOW \*\* SOUGHT AFTER LOCATION \*\* OPEN VIEWS \*\*

WEBBS ESTATE AGENTS are delighted to welcome this exceptional four-bedroom detached family home located on Firs Walk in Burntwood. Offered chain free, this property is a true gem, boasting a welcoming hallway that leads to a spacious lounge/diner, perfect for family gatherings and entertaining guests. The home also features a comfortable sitting room, a study ideal for remote work, a convenient guest W.C., and a utility room that enhances practicality. The well-appointed kitchen is designed for both functionality and style, while the four generously sized bedrooms provide ample space for relaxation. The master bedroom benefits from an en-suite shower room and offers delightful open views, ensuring a tranquil retreat. A main bathroom serves the other bedrooms, completing the accommodation. The exterior of the property is equally impressive, with an enclosed rear garden that offers a private outdoor space for leisure and recreation. THE STANDOUT FEATURE is the DOUBLE DETACHED GARAGE, previously utilized as a site office, which is fully insulated and equipped with power and lighting. Above the garage, there is a versatile space that can serve as a gym, office, or studio, presenting potential for an Air b&b or annexe.

## Key Features

- CHAIN FREE READY TO MOVE INTO
- MASTER EN-SUITE
- AMPLE OFF ROAD PARKING
- EASY ACCESS TO A5, M6, A38
- PRIVATE DRIVEWAY (NO SHARED ACCESS)
- DOUBLE DETACHED GARAGE - FULLY INSULATED
- SPACIOUS LOUNGE/DINER
- WALKING DISTANCE TO CHASEWATER
- POTENTIAL FOR ANNEX/AIR B&B/OFFICE

## Rooms and Dimensions

### ENTRANCE HALLWAY

#### GUEST W.C

6'0" x 2'9" (1.83 x 0.84)

#### SITTING ROOM

9'10" x 9'3" (3.02 x 2.82)

#### FITTED KITCHEN

11'3" x 12'0" (3.45 x 3.68)

#### UTILITY ROOM

5'2" x 9'2" (1.58 x 2.81)

#### STUDY

9'1" x 5'6" (2.78 x 1.70)

#### LOUNGE/DINER

21'11" x 11'9" (6.70 x 3.59)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

15'5" max x 12'11" (4.71m max x 3.94m )

### EN-SUITE

#### BEDROOM TWO

12'11" x 11'10" (3.95 x 3.62)

#### BEDROOM THREE

8'9" x 11'6" (2.68 x 3.51)

#### BEDROOM FOUR

8'7" x 10'7" (2.63 x 3.25)

#### FAMILY BATHROOM

5'4" x 7'6" (1.65 x 2.29)

### EXTERNALLY

#### ENCLOSED REAR GARDEN

#### DETACHED DOUBLE GARAGE

18'7" x 15'10" (5.68 x 4.83)

#### FLOOR ABOVE GARAGE

15'9" x 22'0" (4.82 x 6.73)

#### IDENTIFICATION CHECKS - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	84	
201-210	A	75	
201-210	B	84	
201-210	C	84	
201-210	D	84	
201-210	E	84	
201-210	F	84	
201-210	G	84	
All energy efficient - higher running costs	All environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		