



Lovett & Co.
estate agents

Heath View
Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented four-bedroom detached family home, enjoying attractive views towards Gentleshaw Common and the surrounding countryside.

The property has been exceptionally well maintained and improved during the current vendors' ownership, offering generous and versatile living and sleeping accommodation ideally suited to modern family life, all set within a peaceful cul-de-sac location.

The spacious accommodation briefly comprises: entrance porch and hallway, a generous rear lounge, stunning newly fitted breakfast kitchen, separate dining room/study, plus one of the standout features of the home – an impressive large rear conservatory and under-floor heating providing ample space for both sitting and dining areas. There is also a utility room, guest WC and garage store.

To the first floor are four well-proportioned bedrooms (all with built in wardrobes) and the family bathroom, with the spacious principal bedroom further benefiting from its own en-suite shower room.

Externally, the property continues to impress. To the front is an extensive private driveway providing off-road parking for up to five vehicles. The beautifully maintained mature rear garden is arranged over three tiers and features a flagstone patio, established trees, shrubs, bushes and well-stocked flower beds, creating an attractive and private setting for families to enjoy and for entertaining guests. There are also two useful garden sheds, one of which benefits from electrical power points and lighting.

Further benefits include a new gas boiler fitted in June 2025, a new kitchen installed in December 2025, UPVC double-glazed windows, cavity wall insulation and a partially boarded loft space accessed via a pull-down ladder.

This impressive family home combines generous accommodation, excellent outside space and a peaceful setting with countryside views, and must be viewed to fully appreciate everything it has to offer.

Just a short walk from Gentleshaw Common, which form parts of Cannock Chase, it is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits including A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield City and Cannock.





RECEPTION HALL:

Accessed via the entrance porch it features: Entrance door, tiled flooring, ceiling light point, stairs to first floor and doors to the dining room, breakfast kitchen, guest WC and lounge.

LOUNGE:

13' 0" x 14' 5" (3.95m x 4.40m)
Feature fireplace with fitted coal effect gas fire, carpeted flooring, ceiling light point, radiator, bi-folding doors to the rear conservatory.

MODERN FITTED KITCHEN:

10' 9" x 13' 7" (3.27m x 4.15m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces plus island with breakfast seating, inset sink and drainer with mono tap, integrated BOSCH electric oven/grill and microwave, plus induction hob with extractor hood, space for a fridge-freezer and dishwasher, large pantry cupboard, spot lights, tiled flooring, window to the side, Bi-folding doors to the conservatory and doors to the utility and hallway.

DINING ROOM/STUDY:

8' 10" x 10' 2" (2.69m x 3.10m)
Carpeted flooring, ceiling light point, radiator, bay windows to front. Excellent dining space currently used as a home office.

CONSERVATORY:

24' 8" x 9' 11" (7.52m x 3.01m)
Impressive living space with insulated and plastered ceiling making it ideal for use all year round, with spot lighting, tiled flooring, under-floor heating, windows and french doors to the rear garden and bi-folding doors to the lounge and kitchen.

UTILITY:

7' 9" x 6' 11" (2.35m x 2.12m)
Further range of modern wall and base units with cabinets and work surfaces, space and plumbing for a washing machine, light point, window and door to the side, door to the garage.

GARAGE:

7' 10" x 9' 2" (2.40m x 2.80m)
Up and over garage door, light and electric points, space for further white goods such as dryer, freezer etc. also housing the wall mounted gas boiler.

GUEST WC:

Modern suite comprising: cabinet wash hand basin, low level WC, light point, radiator, vinyl flooring and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the part boarded loft space via a pull down ladder.





BEDROOM ONE:

12' 7" x 12' 8" (3.83m x 3.85m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated towel rail, light point, wall tiling, vinyl flooring and window to the front.

BEDROOM TWO:

3.56m (11' 8") x 2.77m (9' 1")
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

8' 1" x 8' 4" (2.46m x 2.55m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:

7' 11" x 8' 2" (2.41m x 2.49m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: p shaped bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling spot lights, extractor and window to 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

