



Firs Walk | Burntwood | WS7 4UG

Offers In The Region Of £499,950

 **Webbs**
estate agents

Summary

**** WOW ** SOUGHT AFTER LOCATION ** OPEN VIEWS ** GENEROUS PRIVATE DRIVEWAY ** DOUBLE DETACHED GARAGE WITH LOFT SPACE ****

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

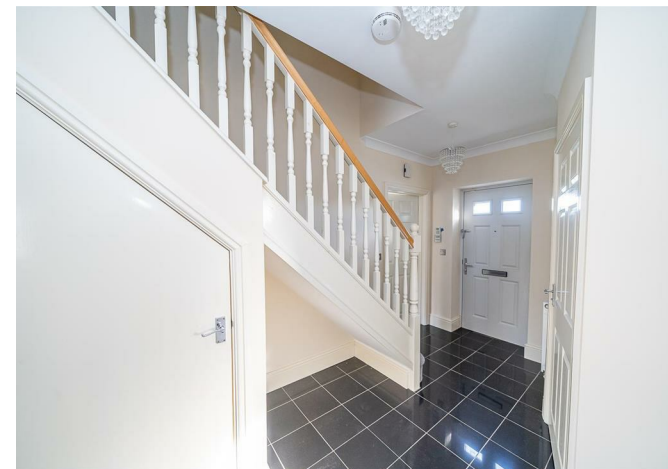
DETACHED DOUBLE GARAGE

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 ₂) Rating	
Current	Potential	Current	Potential
75	84	75	84
Energy Efficiency Rating: 75 (Current), 84 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 75 (Current), 84 (Potential) Environmental Impact (CO ₂) Rating Legend: A (10-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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