

Foxcroft Close

Burntwood, WS7 4ST

John German





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Offers Over £425,000

A superbly renovated four-bedroom family home offered to the market with no onward chain, occupying a delightful position within a sought-after cul-de-sac in Burntwood.



This superb four-bedroom semi-detached family home has been beautifully renovated and styled to a high standard throughout and is conveniently located within a quiet cul-de-sac in Burntwood. There are a range of amenities at the nearby Swan Island along with The Greenwood House Medical Centre. Chasewater Country Park also provides scenic waterside walks and recreational activities, while Gentleshaw Common offers further beautiful open countryside. The property lies in the catchment area for Ridgeway Primary Academy, and it's the Erasmus Darwin Academy. For commuters, there are excellent road links to the M6 Toll Road, A5, and A38, as well as a choice of nearby train stations in the nearby town of Cannock and cathedral city of Lichfield. Lichfield is approximately four miles away, offering a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars, and pubs.

The home has been completely renovated and modernised throughout, undergoing a full refurbishment including full re-wire, new gas boiler and radiators, solid oak doors, a brand new roof and alarm system, and now offers a spacious home boasting four bedrooms, creating ample living accommodation alongside a modern and beautifully designed and spacious kitchen/diner.

Entrance to the home is via a composite entrance door leading into the welcoming hallway with engineered hardwood flooring, carpeted stairs rising to the first floor landing and solid oak doors leading off to the ground floor accommodation, plus a handy internal door to the integral garage.

The kitchen is fitted with an extensive range of matching wall and base units complimented by quartz worksurfaces over with integrated appliances including a built-in fridge freezer, Bosch oven and grill, five-burner gas hob, washing machine, dishwasher, hot water boiler tap and even a wine fridge. There is engineered oak hardwood flooring, spotlights to the ceiling, three feature light points, windows to the side and rear aspect and a door to the side aspect.

The light and inviting living room has the same engineered oak hardwood flooring, ceiling light point, wall mounted radiator, and glazed sliding doors leading out to the rear garden.

Completing the ground floor is the luxury family bathroom which comprises of a double walk-in shower with rainfall showerhead, a beautiful bath, wash hand basin, low level WC, spotlights to the ceiling, stunning tiled flooring and an obscured window to the side aspect.

Upstairs, there are four well-proportioned bedrooms, three of which are generous double bedrooms with the master bedroom also benefiting from its own en-suite shower room. Bedroom four is a fair size single bedroom, which would alternatively be ideal as a home office/study.

Outside, the home boasts a generous driveway providing ample off-road parking along with access into the integral garage. To the rear of the home is an excellent sized landscaped garden with a large patio seating area and extensive lawn, perfect for entertaining family and friends.

Agents notes: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08052026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

133.2 m²

1435 ft²

Reduced headroom

1.8 m²

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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