Nightingale Walk

Burntwood, WS7 9QH

John German




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£600,000

An executive detached family home, superbly modernised and beautifully presented, situated in a highly sought-after location in Burntwood, offered to the market with no onward chain.

This superbly presented four-bedroom detached family residence is situated in this exceptionally popular and sought-after area of Burntwood on the former site of St. Matthew's Hospital. It is within easy walking distance of the Pipehill Woodland Trust area, and St. Matthews Church & Social Club and within close proximity to the Greenwood House Medical Centre, the nearby shops at Swan Island including a Co-operative store, pharmacy, hairdressers, café, coffee shops, and several food outlets. The historic cathedral city of Lichfield is less than four miles away, and nearby road links include the M6 toll, A5, and the A38. For commuters, there are a choice of train stations in the nearby market towns of Cannock and Rugeley and a further two in the city of Lichfield. For local schooling, this property lies within the catchment area for the well regarded Fulfen Primary School which was awarded outstanding in its latest Ofsted rating, and for secondary school, Burntwood is home to Erasmus Darwin Academy and Chase Terrace Academy.

Upon entering this impressive family home, you are immediately greeted by a wonderful sense of space, enhanced by high end finishes and generous proportions throughout. The property offers exceptionally versatile accommodation, ideally suited to modern family living, with a well-planned ground floor layout comprising a spacious lounge, separate dining room, impressive kitchen/breakfast room, orangery, study/playroom, utility room and downstairs cloakroom.

The lounge is a particularly welcoming reception room, enjoying plenty of natural light from the attractive front bay window, whilst offering ample space for a range of furniture.

The separate dining room provides an ideal setting for more formal dining and entertaining, with generous proportions and plenty of natural light.

The modern re-fitted kitchen/breakfast room is undoubtedly one of the highlights of the property, having been thoughtfully designed to provide an excellent range of fitted units, extensive worktop space and integrated appliances. There is ample room for a breakfast table and chairs, making this a superb space for everyday family life. A separate utility room provides further storage and space for appliances, together with a door giving access to the side of the property.

To the rear, the orangery provides an additional reception space, enjoying views over the garden and featuring a solid roof, allowing it to be enjoyed throughout the year. Bi-folding doors open directly onto the rear patio, creating an excellent connection between indoor and outdoor living.

Completing the ground floor accommodation is a versatile study/playroom, which would be ideally suited to home working or as an additional family room, together with a useful downstairs cloakroom.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom is particularly spacious, with extensive fitted wardrobes and the added benefit of a stylish en-suite shower room. The second bedroom is another generous double, featuring fitted wardrobes and its own en-suite shower room. Bedrooms three and four are also good-sized double rooms, both benefiting from fitted wardrobes. These are served by a well-appointed family bathroom, comprising a bath, wash hand basin, low-level WC and built-in vanity storage.

Externally, the property enjoys a beautifully presented and private rear garden, providing an ideal space for both relaxation and entertaining. The garden features two generous patio areas, an artificial lawn and established borders, offering plenty of space for outdoor dining, family gatherings and summer barbecues. The former detached double garage has been converted to provide an excellent additional space, offering considerable versatility as a home office, gym or leisure room. The room benefits from French doors opening onto the rear patio, and could potentially be reinstated as a double garage if required. To the front of the property, there is ample off-road parking for several vehicles with a security bollard.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18112026

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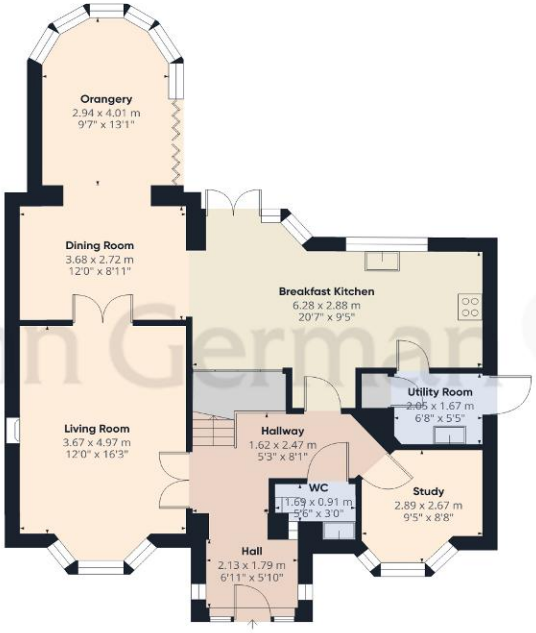

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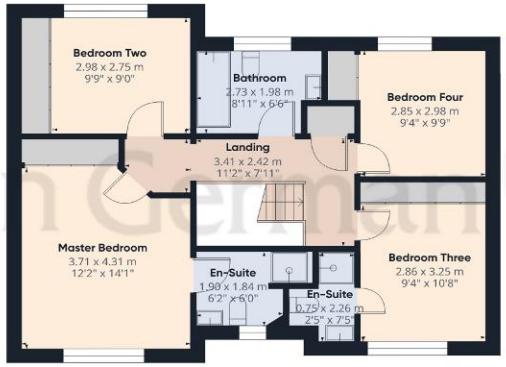

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

181.5 m²

1953 ft²

(1) Excluding balconies and terraces

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

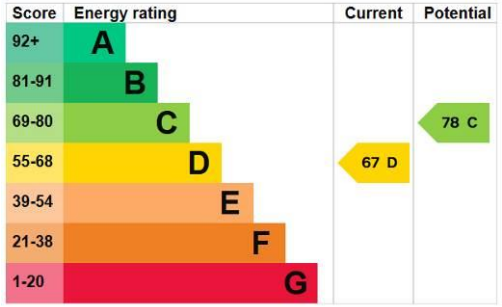
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