



**Upfields, Burntwood, WS7 9DZ**

# Upfields, Burntwood

£570,000



Welcome to Upfields, a timeless blend of tastefully refined living space whilst remaining characterful and charming.

This wonderful family home is enviably positioned in a quiet, private drive just off Coulter Lane in the sought after Burntwood area.

Internally you will find a welcoming entrance hallway, spacious through lounge, stunning refinished kitchen diner with separate utility room and guest W/C.

The ground floor also features a versatile dining room and office/additional reception room. Stairs lead to the first floor where you have three well proportioned bedrooms with a lovely en suite to master and also a family bathroom.

To the rear is a well manicured and mature rear garden perfect for any growing family or keen gardener.

There is also a multi vehicle driveway as well as a car port leading to a workshop/garage space.

Nearby amenities include a handful of shops, highly regarded schools, country style pubs and also just a short drive into Lichfield City Centre.

**DO NOT MISS YOUR CHANCE TO VIEW!!!**





## Property Specification

CHARACTERFUL PROPERTY  
SOUGHT AFTER LOCATION  
SPACIOUS THROUGHOUT  
STUNNING KITCHEN  
THREE RECEPTION ROOMS

Sitting Room 3.62m (11'10") x 3.43m (11'3")

Lounge 7.39m (24'3") x 3.80m (12'6")

Hallway 3.18m (10'5") x 2.00m (6'7")

Kitchen/Breakfast Room 4.98m (16'4") x 3.14m (10'4")

Utility 2.42m (7'11") x 1.85m (6'1")

Dining Room 3.56m (11'8") x 3.15m (10'4")

Landing 3.53m (11'7") x 3.18m (10'5")

Bedroom 1 3.53m (11'7") x 3.23m (10'7")

Bedroom 2 3.86m (12'8") x 3.66m (12')

Bedroom 3 3.61m (11'10") x 3.45m (11'4")

Bathroom 2.67m (8'9") x 2.35m (7'9")

En-suite 3.53m (11'7") x 2.66m (8'9") max

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage  
Council tax band: C

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

