

Norton Lane

Burntwood, WS7 0HE

John German





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£375,000

A superbly appointed and extended semi-detached family home offered to the market with no onward chain, in a popular location in Burntwood.



Located in an established residential area of Burntwood is this superbly appointed semi-detached family home enjoying superb country views at the front towards Hammerwich. The popular town of Burntwood is home to The Greenwood House Medical Centre plus a variety of shops at Swan Island & Sankey's Corner. Chasewater Country Park provides scenic waterside walks and recreational activities, while Gentleshaw Common offers further beautiful open countryside. There are five primary schools within a mile of this home and two secondary schools located in Burntwood - Erasmus Darwin Academy and Chase Terrace Academy. For commuters, there are excellent road links to the M6 Toll, A5, and A38, as well as a choice of nearby train stations in the nearby town of Cannock and cathedral city of Lichfield. The cathedral city of 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.

This property has had extensive refurbishment and extension works undertaken with exacting attention to detail and a fabulous choice of contemporary décor, fittings and finishes. The property is gas centrally heated and uPVC double glazed throughout and offers a feature storm canopy porch with polycarbonate main door leading through to the reception hall with feature tiled floor and oak and glass balustraded staircase to the first floor.

The front facing lounge is a light and inviting modern space enjoying those country views and overlooking the front garden and driveway.

The heart of the home is the large open plan living/dining kitchen which has bi-fold doors leading out to the landscaped garden, a full range of high gloss dual toned base, wall and drawer units with an island work station, contemporary stone finished walling in part, two built in eye level ovens, fridge/freezer, dishwasher, induction hob, extractor hood, inset sink, low voltage ceiling lights, lantern skylight and feature vertical radiators.

Leading off the kitchen is a smart and well fitted utility room with high gloss fitted units, worktops and sink unit, splash back metro tiling and space for a washing machine and tumble dryer. Access is also gained from the utility room into the garage and luxury fitted two piece guest's cloakroom.

On the first floor a light and bright landing gives access to the three bedrooms, family bathroom and hatch access to the part boarded loft. The master bedroom is positioned to the front and has those delightful country views. Bedroom two is a double sized room overlooking the rear garden. Bedroom three is a single room, enjoys front facing country views and also has a built in wardrobe.

The luxury family bathroom has a contemporary white and chrome suite to include bath with mains shower and screen over, low level WC, wash hand basin, fully tiled walls and floor.

Outside - The property stands well back from the roadside behind an electric gated and walled front garden with block paved driveway and an adjacent lawn offering privacy and security.

The re-landscaped rear garden has been thoughtfully designed to offer a full width stone paved patio adjacent to the house, full length side path with sleeper edged shrubbery and perennial stocked borders connecting to a rear garden patio area with adjacent timber garden shed having internal and external power supply. Lawn and fully fenced boundaries.

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: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Fibre - 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 B

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

Our Ref: JGA/23072026







Ground Floor

Approximate total area⁽¹⁾
103.4 m²
1113 ft²



Floor 1

(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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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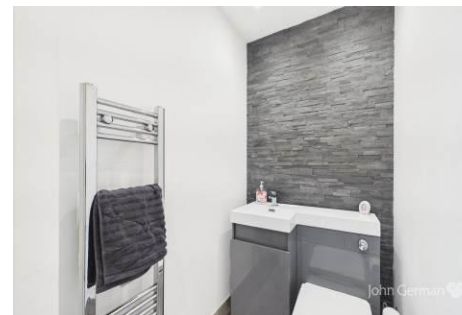
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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