PAUL CARR Estate Agents Sales & Lettings

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Spinney Lane,
Burntwood, WS7 2HA

Offers in the Region Of £475,000

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Welcome to Spinney Lane, an impressive bespoke residence occupying a desirable position in the heart of Burntwood. Offering spacious and versatile accommodation throughout, this superb family home is ideally suited to those seeking a property ready to move straight into.

Upon entering, you are greeted by a welcoming entrance hallway leading through to a generously proportioned living room, complete with an attractive feature fireplace. There is also a separate dining room and a delightful conservatory, benefiting from underfloor heating to ensure it can be enjoyed comfortably throughout the year. Further ground floor accommodation includes a useful utility area, guest cloakroom/WC and a particularly spacious integral single garage.

To the first floor, an attractive gallery landing provides access to four well-proportioned bedrooms, three of which are generous doubles. The accommodation is complemented by a family bathroom, together with two en-suite shower rooms, including a Jack and Jill arrangement serving bedrooms two and three. Offering excellent flexibility for modern family living, the first floor is further enhanced by a boarded loft, providing useful additional storage and potential for future use, subject to the necessary consents.

Externally, the property enjoys a beautifully maintained and privately enclosed rear garden, providing a wonderful outdoor space for families and an ideal setting for entertaining. Side access offers additional convenience and storage, whilst to the front, a well-proportioned driveway provides ample off-road parking for multiple vehicles. The location is equally appealing, with a variety of local shops, transport links and well-regarded primary and secondary schools close by.

There is also an abundance of open green space nearby, ideal for those who enjoy outdoor pursuits. A selection of country pubs and restaurants can be found within walking distance, whilst Lichfield City Centre is approximately a 15-minute drive away, offering a further choice of restaurants, bars, shopping facilities and the popular Garrick Theatre.













































Property Specification

IMPRESSIVE BESPOKE DETACHED FAMILY HOME
FOUR GENEROUSLY SIZED BEDROOMS
THREE BATHROOMS, INCLUDING TWO EN-SUITES
SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
SEPARATE DINING ROOM

Reception Hall

Living Room 16' 6" x 12' 0" (5.03m x 3.65m)

Dining Room 12' 0" x 11' 5" (3.65m x 3.49m)

Conservatory 13' 11" x 13' 3" (4.23m x 4.04m)

Kitchen 12' 11" x 11' 6" (3.93m x 3.50m)

Utility

Garage

Landing

Bedroom One 12' 2" x 12' 0" (3.72m x 3.65m)

En Suite

Bedroom Two 13' 5" x 12' 8" (4.10m x 3.85m)

Bedroom Three 12' 9" x 11' 5" (3.89m x 3.48m)

Jack And JIll En Suite

Bedroom Four 9' 11" x 5' 3" (3.03m x 1.59m)

Bathroom

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.

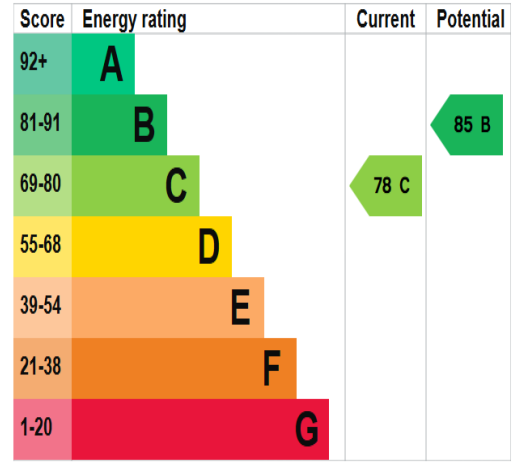
Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman