

# Hunslet Road

Burntwood, WS7 9LF

John German



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John German ©

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Offers Over £475,000

An executive detached family home nestled within the ever sought-after Hunslet development of Burntwood.



Sitting proudly on Hunslet Road is this executive detached family home which has been under the careful ownership of the current homeowners for over 35 years, and during this time they have tastefully extended the property and improved the internal specification creating the superb family home it is today!

The property enjoys a delightful position within the Hunslet, set back from the main road and is well placed to take advantage of a range of local shops including a Co-op supermarket, doctor's surgery, pharmacy, hairdressers and much more. Burntwood is home to its own leisure centre and for commuters, nearby road links include the M6 Toll, A5 and the A38. There is a choice of train stations in the nearby market town of Cannock and cathedral city of Lichfield. For schools, the property falls in the catchment of Highfields Primary Academy and within Burntwood there are two secondary schools - Chase Terrace Academy and Erasmus Darwin Academy.

Internally the property comprises of a newly fitted composite entrance door opening into the welcoming hallway with carpeted flooring and stairs rising to the first-floor landing, plus doors off into the living room, kitchen, ground floor shower room and home office. The versatile third reception room, currently a home office, is a light and spacious room which could easily become a fifth bedroom, playroom or snug room. The living room has a walk-in bay window to the front aspect, gas fireplace, both wall and ceiling light points, carpeted flooring and double doors opening into the dining room. The dining room has carpeted flooring, ceiling light point, uPVC double glazed sliding doors opening out to the rear garden, and a door opening into the kitchen. The kitchen has an extensive range of matching wall and base units with contrasting work surfaces over, a range of integrated appliances, useful under stairs pantry cupboard, two rear facing windows, spotlights to the ceiling and a door leading into the utility room.

Upstairs you find four double bedrooms, all of which benefit from fitted wardrobes, with the master bedroom also having its own modern en-suite bathroom. The other three bedrooms are serviced by the modern family bathroom which comprises of a low level WC, wash hand basin, white panelled bath, mirrored bathroom cabinet, spotlights to the ceiling and walk-in shower.

Outside, to the front of the property is a tarmac driveway providing off-road parking for two vehicles along with a small lawned garden along with access into the garage with up and over door. To the rear is an enclosed garden with paved patio and lawned garden.

**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 & 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/>

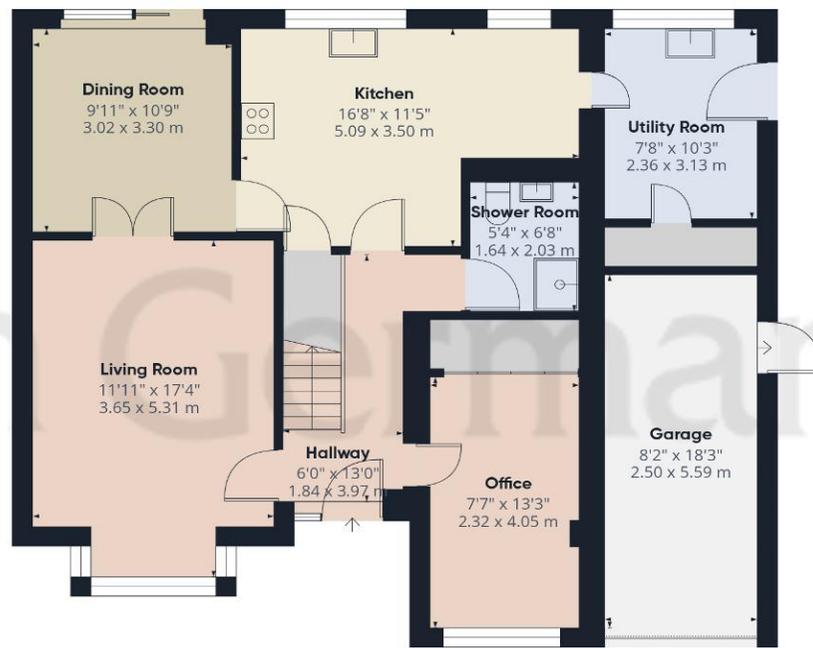
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20022026





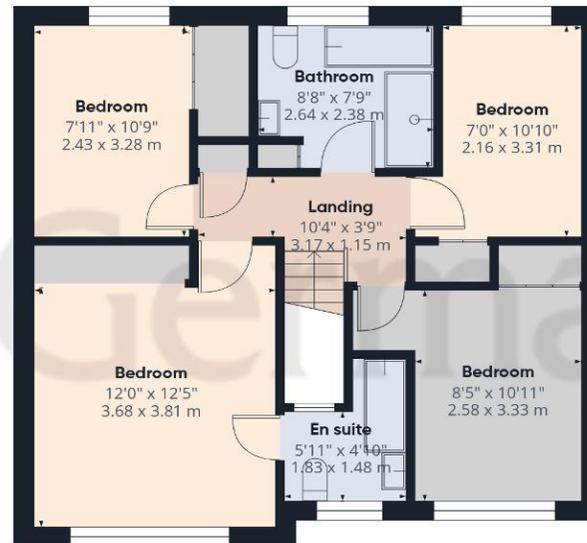


Ground Floor

Approximate total area<sup>(1)</sup>

1600 ft<sup>2</sup>

148.6 m<sup>2</sup>



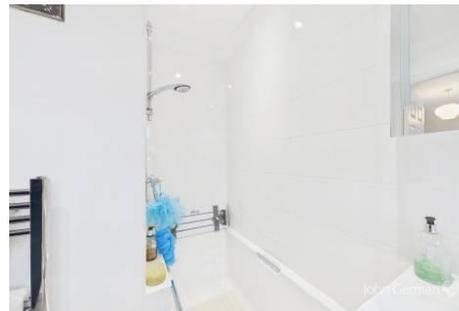
Floor 1



(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.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

## Referral Fees

**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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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