



Ashmole Avenue, St. Matthews,  
Burntwood, WS7 9QG

**Offers in the Region Of £550,000**

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4



3



2



Welcome to Ashmole Avenue.... Situated on the much sought after St. Matthews Estate in Burntwood lies this executive detached family home occupying an enviable corner plot position.

Internally you have an inviting entrance hall, a spacious living room with feature inglenook fireplace, open plan kitchen, dining and living space, perfect for socialising or time with family. The ground floor also have a useful utility room, snug/office and also guest W/C.

Stairs lead to the first floor where you will find four generous bedrooms, a family bathroom and also an en suite to master the perfect layout for any growing family.

Outside features a low maintenance rear garden with plenty of scope, to the fore is a wrap around garden, multi vehicle driveway and double garage.

Nearby amenities include a handful of shops, easily accessible transport links, well regarded schools and plenty of open greenery including a cricket field.

You are only a 15 minute drive from Lichfield City Centre offering access to all major cities including London in an hour.







## Property Specification

CORNER PLOT  
SOUGHT AFTER LOCATION  
FOUR BEDROOMS  
EN SUITE  
LIVING ROOM WITH FEATURE FIREPLACE

### Reception Hall

Lounge 21' 0" x 12' 2" (6.40m x 3.70m)

Kitchen Diner 22' 8" x 14' 9" (6.90m x 4.50m)

### Utility Room

Office 13' 1" x 7' 3" (4.00m x 2.20m)

W/C

### Landing

Bedroom One 13' 1" x 12' 2" (4.00m x 3.70m)

En Suite (1) 7' 3" x 7' 3" (2.20m x 2.20m)

Bedroom Two 11' 6" x 11' 6" (3.50m x 3.50m)

En Suite (2) 8' 6" x 4' 11" (2.60m x 1.50m)

Bedroom Three 13' 9" x 11' 2" (4.20m x 3.40m)

Bedroom Four 11' 2" x 9' 2" (3.40m x 2.80m)

Bathroom 8' 6" x 6' 11" (2.60m x 2.10m)

Double Garage 17' 9" x 17' 9" (5.40m x 5.40m)

### Viewer's Note:

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

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:

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# 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		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

