



Telford Close, Hunslet Road,  
Burntwood, WS7 9LQ

Offers in the Region Of £450,000

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\*POPULAR HUNSLET ESTATE\*  
\*NO CHAIN\*

Welcome to Telford Close, an executive detached property situated on the sought after Hunslet Estate in Burntwood and offered for sale with the rare benefit of no onward chain.

Internally this property is meticulously maintained and offers a welcoming entrance hall, large family living room, dining room, modern kitchen and separate utility room. The ground floor also has a conservatory, guest W/C and access to the garage.

Stairs lead to the first floor where you will find a spacious landing area, four generous bedrooms, an en suite to the master bedroom and also a family bathroom.

Outside is a mature and privately enclosed rear garden perfect for any growing family and to the fore is a lovely block paved driveway capable of parking multiple vehicles.

Burntwood has a huge amount to offer with excellent Primary and Secondary Schooling, plenty of open green space with parks, dog walks and country pubs on your doorstep.

Another bonus is being around 15 minutes from Lichfield City Centre with commuter links to all major cities.

CALL NOW TO VIEW!!!







## Property Specification

NO CHAIN  
POPULAR HUNSLET ESTATE  
WALKING DISTANCE TO FULFEN & HIGHFIELDS PRIMARY  
SCHOOL  
FOUR BEDROOMS  
THREE RECEPTION ROOMS

### Porch

Hallway 5.58m (18'4") x 2.60m (8'6")

### WC

Living Room 6.10m (20') x 4.14m (13'7")

Kitchen 4.60m (15'1") max x 3.19m (10'6")

Utility Room 3.82m (12'6") x 2.54m (8'4")

Garage 5.97m (19'7") x 2.54m (8'4")

Dining Room 3.58m (11'9") x 3.35m (11')

### Conservatory

Landing 4.12m (13'6") x 2.69m (8'10") max

Bedroom 1 4.41m (14'6") x 3.10m (10'2")

Bedroom 2 3.13m (10'3") x 3.13m (10'3")

Bedroom 3 3.35m (11') x 2.34m (7'8")

Bedroom 4 3.27m (10'9") x 2.31m (7'7")

Bathroom 2.34m (7'8") x 2.10m (6'11")

En-suite Shower Room 2.00m (6'7") x 1.21m (4')

Services connected: Gas, Electric, Water, Drainage  
Tenure: Freehold

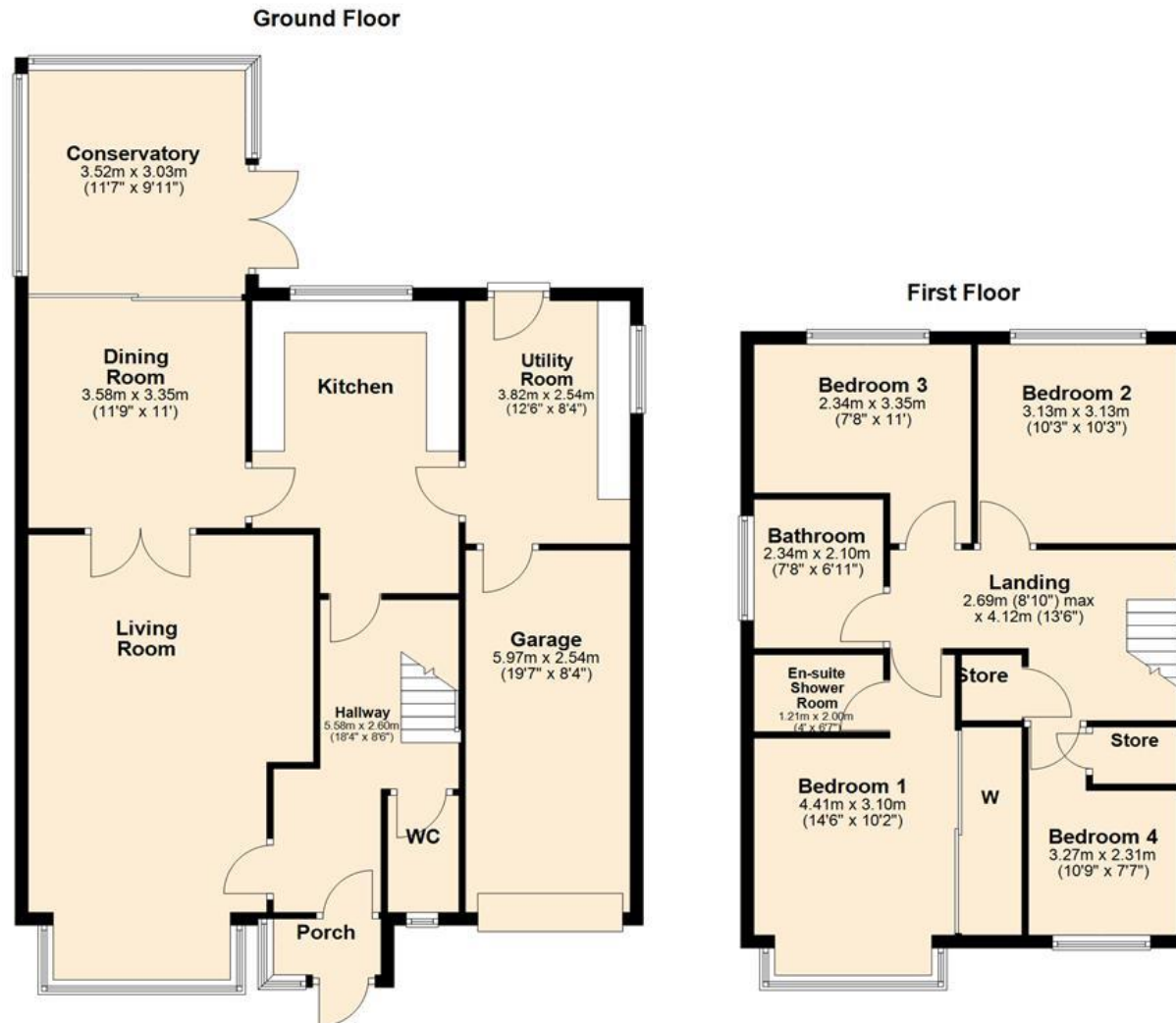
### Agent's Note:

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.

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

