



Water Street,  
Burntwood, WS7 1AW

Offers in the Region Of £450,000

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\*WOW, BEAUTIFUL RENOVATION\*  
\*TURN KEY READY\*

This impressive home has been thoughtfully redesigned with no expense spared. Quality craftsmanship and luxury detail are evident in every room, with the show-stopping kitchen and simply stunning bathroom forming the highlights of the renovation. Full-height privacy-glass windows at the front of the property offer both style and seclusion.

Internally this wonderful home comprises: a welcoming entrance hallway, generous open-plan living area with lounge and dining space, flowing through to a contemporary breakfast kitchen. Additional rooms include a separate utility, guest WC, three double bedrooms and a superbly appointed family bathroom.

Externally, the private landscaped gardens span both the side and rear of the property, enjoying afternoon and evening sunshine, perfect for relaxing or entertaining. To the front, a large block-paved driveway provides ample parking, together with a garage featuring an electric door.

Nearby amenities include a handful of shops within walking distance, Chasewater Nature Reserve which is great for those with pets and also just a short drive into Lichfield City Centre.

CALL NOW TO VIEW THIS ONE-OF-A-KIND PROPERTY!!









## Property Specification

STUNNING RENOVATION  
OPEN PLAN LAYOUT  
THREE BEDROOMS  
LANDSCAPED GARDEN  
DRIVEWAY & GARAGE

### Hallway

Open Plan Living Room 17' 11" x 15' 9" (5.46m x 4.80m)

Kitchen 6' 11" x 15' 9" (2.10m x 4.80m)

### Utility Room

Bedroom One 10' 0" x 13' 1" (3.05m x 4.00m)

Bedroom Two 8' 6" x 12' 0" (2.60m x 3.67m)

Bedroom Three 10' 6" x 9' 9" (3.20m x 2.98m)

### Bathroom

W/C

Single Garage

### Agent's Note:

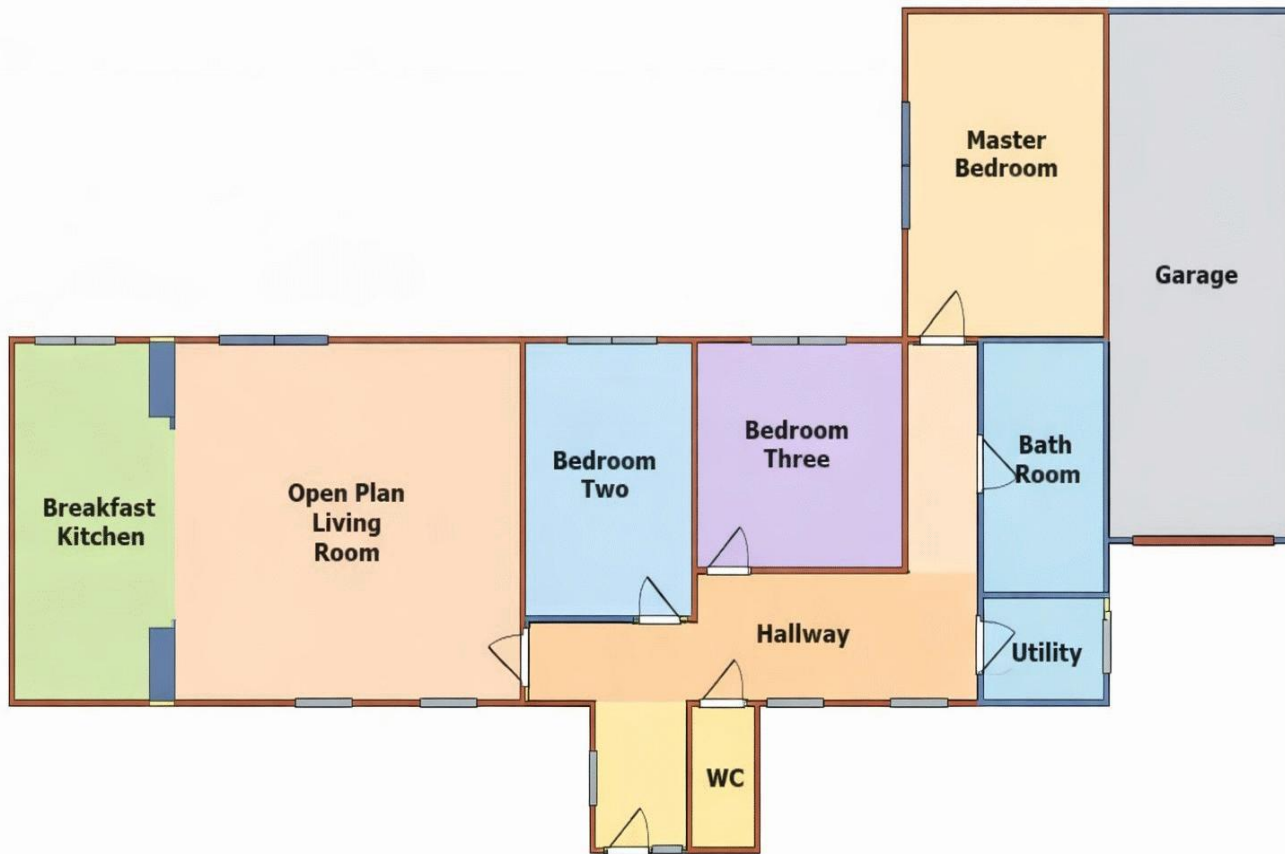
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### Viewer's Note:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

