



Severn Drive, Burntwood, Church Farm Estate,
WS7 9JE

Offers in the Region Of £495,000

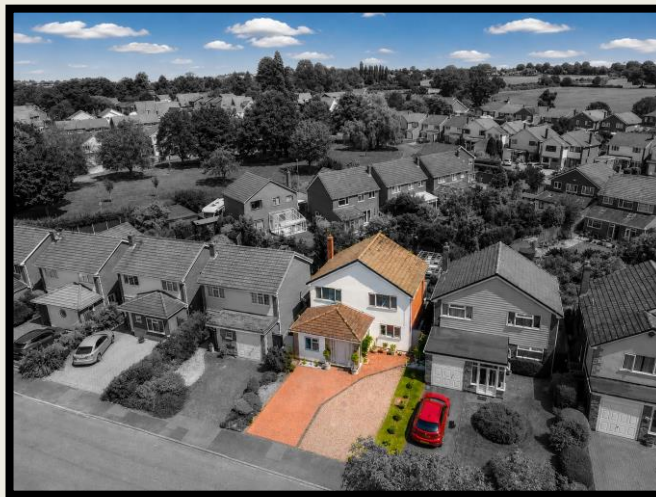
Severn Drive, Burntwood

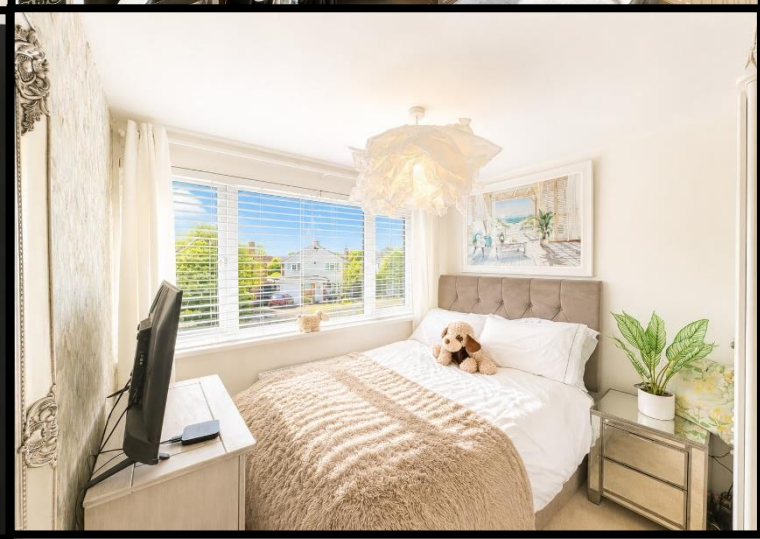
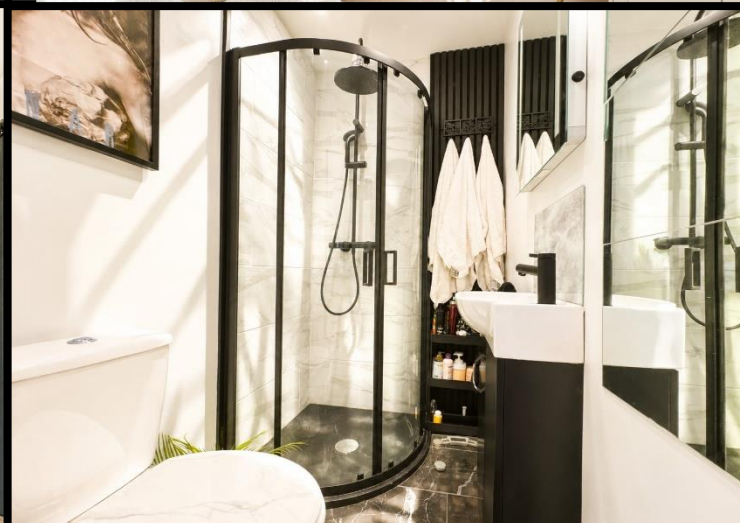
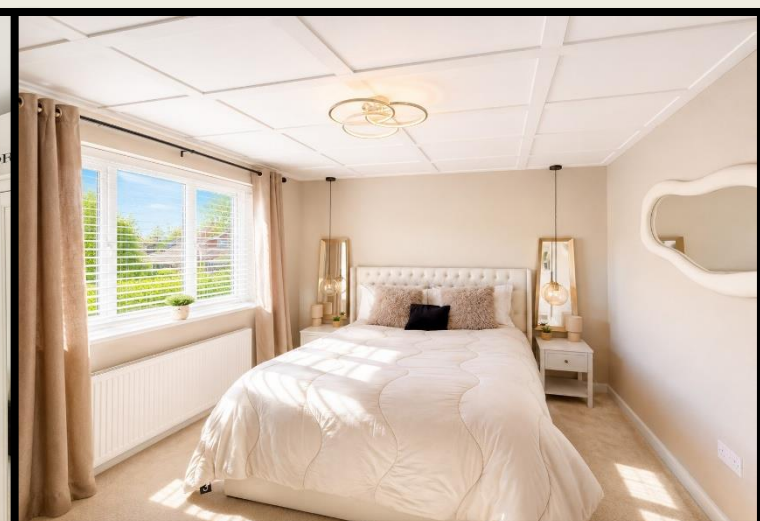
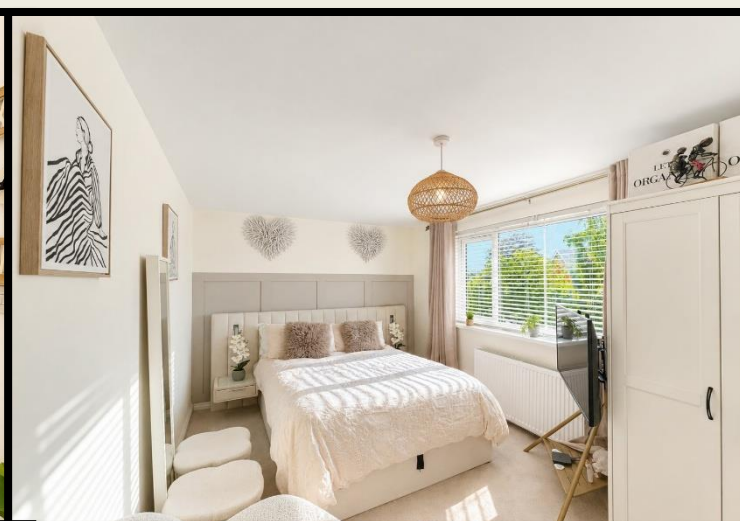
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Welcome to Severn Drive - an exceptional detached family home, beautifully presented throughout and finished to an impeccable standard, situated on the highly sought-after Church Farm Estate in Burntwood Green.

Offering generous, versatile accommodation and a true turnkey finish, this outstanding property is ready for its next owners to move straight in and enjoy. From the moment you step inside, you're greeted by a welcoming entrance hall that sets the tone for the quality found throughout. The ground floor boasts two spacious reception rooms, providing flexible living space for both relaxation and entertaining. At the heart of the home is a stunning open-plan kitchen and living area, thoughtfully designed with high-specification fittings, an impressive central island with breakfast bar, and ample space for family life and social gatherings. Also on the ground floor is a generously sized double bedroom complete with its own dressing area and stylish en-suite shower room, making it ideal for multi-generational living, guests, or those seeking single-level accommodation. The first floor continues to impress with three further double bedrooms, all beautifully presented, alongside a luxurious contemporary shower room. The principal bedroom benefits from an adjoining dressing room, which offers excellent flexibility and could easily be converted into a fifth bedroom, nursery, home office, or additional living space if desired. Outside, the beautifully landscaped rear garden provides a private haven for the whole family to enjoy. Thoughtfully designed with a variety of seating areas, mature planting, and generous lawn space, it is perfect for outdoor entertaining, children at play, or keen gardeners alike. To the front, a substantial multi-vehicle driveway provides ample off-road parking. Perfectly positioned within Burntwood Green, the property enjoys a wealth of amenities within walking distance, including the highly regarded Fulfen Primary School, local shops, doctors, dentists, leisure facilities, and convenient bus routes to Lichfield and the surrounding areas. For commuters, both Lichfield City and Lichfield Trent Valley railway stations are approximately a 15-minute drive away, offering excellent transport links to Birmingham, London, and other major cities. This is a truly exceptional family home offering style, space, and flexibility in one of Burntwood's most desirable locations. Early viewing is highly recommended.







Property Specification

Hall 6.59m (21'7") x 2.20m (7'3")

Living Room 4.80m (15'9") x 3.00m (9'10")

Kitchen/Breakfast Room 5.31m (17'5") x 4.95m (16'3")

Sitting/Dining Room 3.32m (10'11") x 3.31m (10'10")

En-suite Shower Room 1.70m (5'7") x 1.30m (4'3")

WC 2.65m (8'8") x 1.38m (4'6")

Landing 1.01m (3'4") x 0.78m (2'7") plus 0.66m (2'2") x 0.66m (2'2")

Bedroom 3.31m (10'10") x 2.65m (8'8")

Bedroom 2.91m (9'7") x 2.64m (8'8") plus 0.66m (2'2") x 0.66m (2'2")

Dressing Room 2.44m (8') x 2.34m (7'8") plus 0.66m (2'2") x 0.66m (2'2")

Shower Room 2.20m (7'3") x 2.08m (6'10") plus 0.66m (2'2") x 0.66m (2'2")

Bedroom 3.84m (12'7") x 3.24m (10'8") plus 0.66m (2'2") x 0.66m (2'2")

Bedroom 4.45m (14'7") x 2.91m (9'7") plus 0.66m (2'2") x 0.66m (2'2")

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.

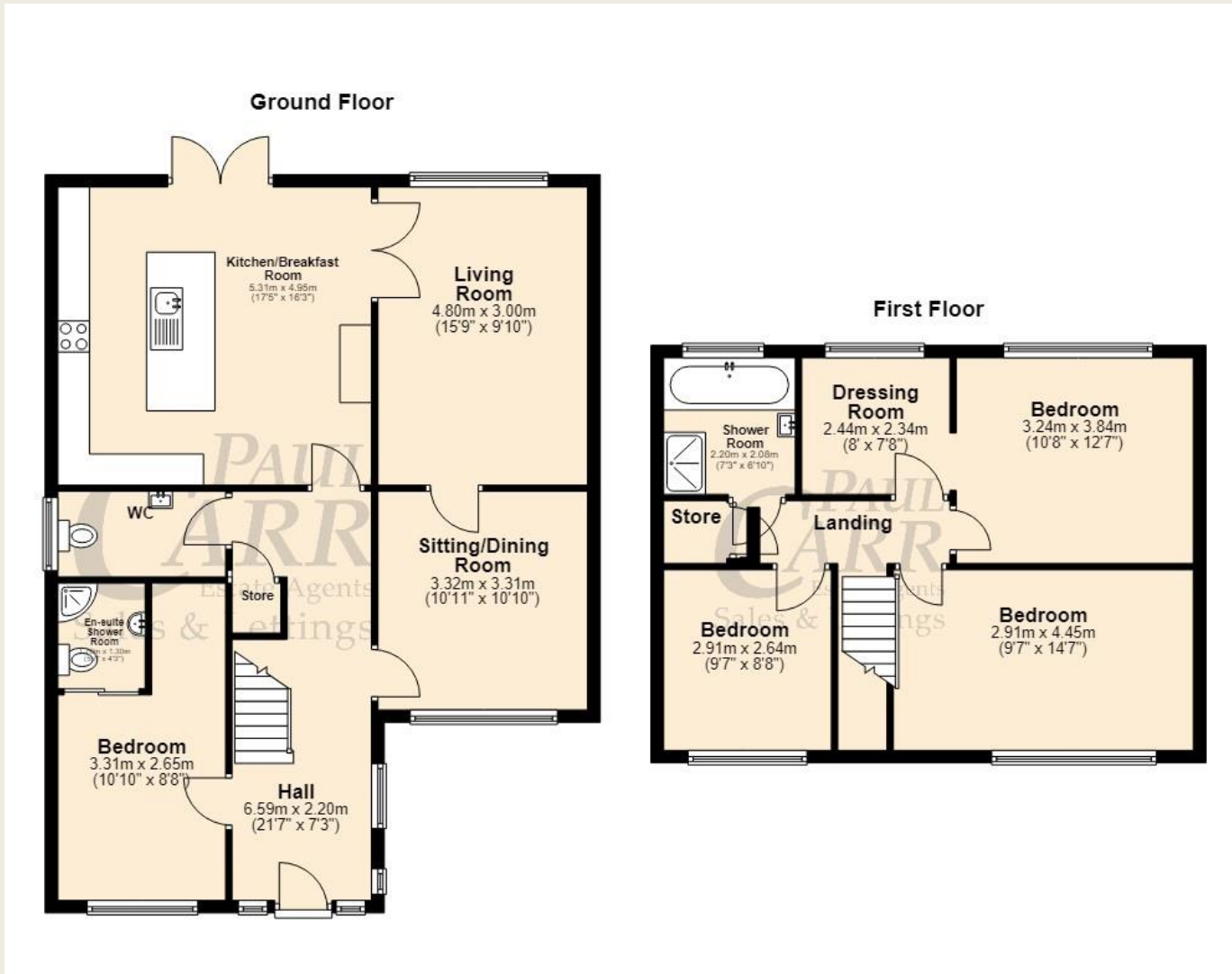
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

