



Dove Close,
Burntwood, WS7 9JL

Offers in the Region Of £400,000

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Occupying an enviable corner plot overlooking an attractive green, this four-bedroom detached property is situated within the highly regarded Church Farm Development in Burntwood and offers excellent potential for a family looking to create their ideal home. The property comprises a welcoming entrance hall, spacious living room, separate dining room, which could equally lend itself to use as a home office or study, four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a garage, together with an additional car port/covered parking area with a garage-style door, providing excellent flexibility for vehicles, storage or potential further use, subject to any necessary permissions. The property's corner position provides a particularly attractive setting, with the home positioned directly opposite an appealing green, creating a pleasant outlook and a sense of space that is rarely found on modern developments. There is also considerable scope for buyers to personalise and improve the property to their own tastes, making this an exciting opportunity with outstanding potential.

Church Farm is ideally placed for access to a range of local amenities, with schools, shops and transport links all within easy reach. The property is also conveniently located for Lichfield city centre, approximately 15 minutes away, offering an excellent choice of shopping, dining, leisure and cultural facilities. Families are particularly well served by the surrounding school catchments, including Fulfen Primary School, while the area is also surrounded by a selection of popular country pubs, ideal for enjoying the local countryside.

An excellent opportunity to acquire a four-bedroom detached home in a desirable Burntwood location, offering generous accommodation, useful parking and garage facilities, a sought-after corner position and significant potential for future enhancement. Subject to appropriate permissions, a significant opportunity to extend already proven by many neighbouring properties.









Property Specification

Hall 2.17m (7'1") x 1.91m (6'3")

WC 1.07m (3'6") x 0.83m (2'9")

Living Room 6.94m (22'9") x 4.24m (13'11")

Dining Room/Office 3.67m (12') x 2.61m (8'7")

Kitchen 4.23m (13'11") x 2.50m (8'2")

Utility 2.61m (8'7") x 1.49m (4'11")

Garage 4.91m (16'1") x 2.65m (8'8")

Carport 4.91m (16'1") x 2.65m (8'8")

Garden Room 2.88m (9'5") x 2.82m (9'3")

Landing 1.05m (3'5") x 0.83m (2'9") plus 0.51m (1'8") x 0.51m (1'8")

Bedroom 1 3.23m (10'7") x 2.92m (9'7") plus 0.51m (1'8") x 0.51m (1'8")

Bedroom 2 2.86m (9'5") x 2.59m (8'6") plus 0.51m (1'8") x 0.51m (1'8")

Bedroom 3 3.19m (10'5") x 3.10m (10'2") plus 0.51m (1'8") x 0.51m (1'8")

Bedroom 4 3.25m (10'8") max x 2.58m (8'6") plus 0.51m (1'8") x 0.51m (1'8")

Bathroom 3.74m (12'3") max x 1.89m (6'2") plus 0.51m (1'8") x 0.51m (1'8")

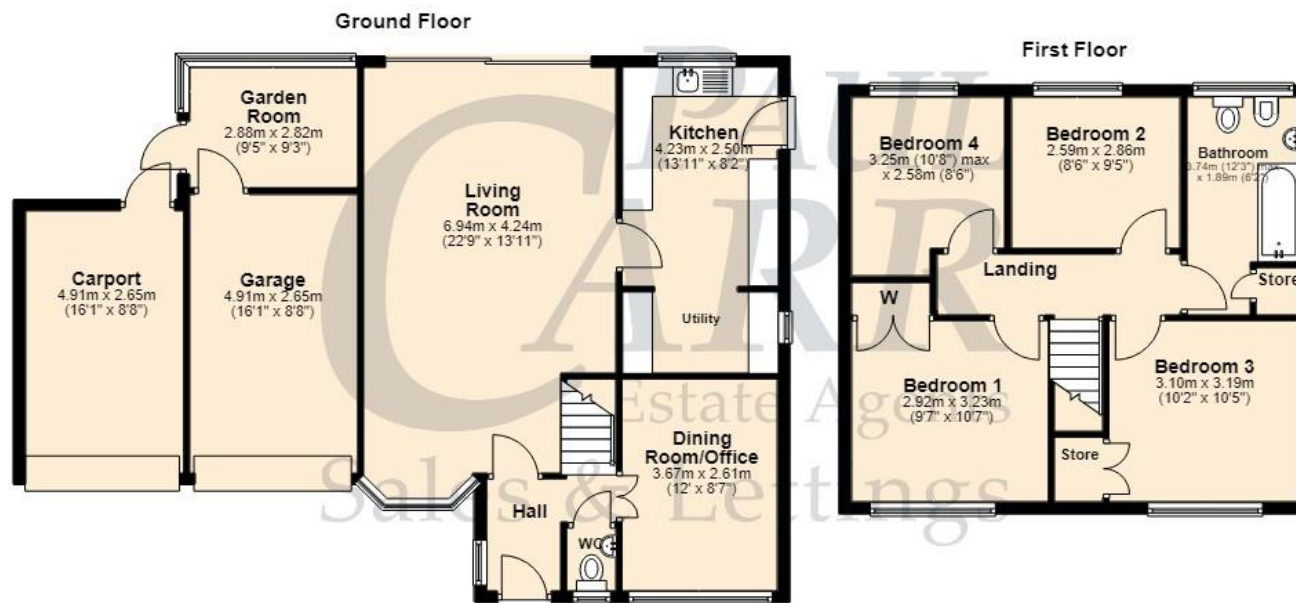
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

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

Floor Plan

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



Energy Efficiency Rating

Map Location

