# Redfern Drive

Burntwood, WS7 4TA

John German




John German

# Redfern Drive

Burntwood, WS7 4TA

£325,000

This well-presented semi-detached family home offers a spacious versatile layout situated in a popular residential location within Burntwood and is being offered to the market with no onward chain.



This well presented three-bedroom semi-detached family home has been improved and well-presented throughout. It is conveniently located within a quiet residential location in Burntwood. There are a range of amenities at the nearby Swan Island along with The Greenwood House Medical Centre. Chasewater Country Park also provides scenic waterside walks and recreational activities, while Gentleshaw Common offers further beautiful open countryside. The property lies in the catchment area for Ridgeway Primary Academy, and Burntwood is home to two secondary schools. For commuters, there are excellent road links to the M6 Toll Road , A5, and A38, as well as a choice of nearby train stations in the nearby town of Cannock and cathedral city of Lichfield. Lichfield is approximately four miles away, offering a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars, and pubs.

This well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, ideally suited to modern family living. A particular feature of the property is the flexible ground floor layout, which includes a third bedroom that could equally be utilised as an additional reception room such as a dining room, home office or playroom, depending on individual requirements.

The accommodation begins with a welcoming reception hallway, providing access to a spacious lounge featuring an attractive fireplace and French doors opening onto the rear garden.

The impressive modern breakfast kitchen offers an excellent space for both everyday family life and entertaining, fitted with a range of contemporary wall and base units, complementary work surfaces, a Belfast sink and a selection of integrated appliances. A breakfast bar and dedicated dining area further enhance the room, while French doors provide direct access to the garden.

Completing the ground floor is a versatile third bedroom which could be utilised as a playroom, snug or bedroom, together with a well-appointed family bathroom featuring both a separate bath and shower cubicle.

To the first floor, the landing leads to two further bedrooms. The generous master bedroom benefits from a particularly useful walk-in wardrobe, providing excellent additional storage, while the second bedroom offers comfortable accommodation and a built-in storage cupboard.

Externally, the property enjoys a good-sized private rear garden, comprising a paved patio area and lawn, creating an ideal setting for outdoor dining, entertaining, children's play and relaxation. Further benefits include an integral garage and a driveway providing ample off-road parking.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.
**Property construction**: Standard
**Parking**: Driveway
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
**Mobile signal/coverage**: See Ofcom link https://checker.ofcom.org.uk/
**Local Authority/Tax Band:** Lichfield District Council / Tax Band C
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/28102026

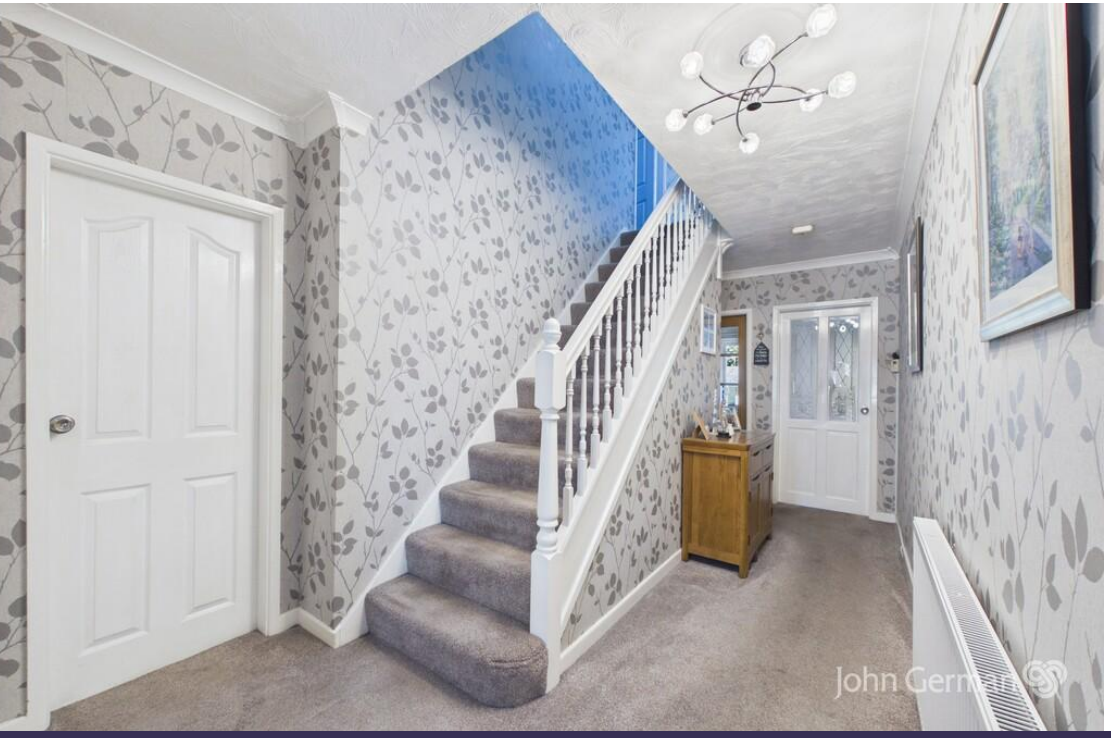






John German


John German


John German


Digitally Altered




Ground Floor







Floor 1

John German

**Approximate total area**(1)

134.2 m²

1443 ft²

**Reduced headroom**

4.3 m²

47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

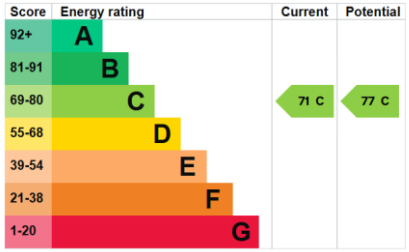
## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services -** We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services -** If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive





John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent


John German