



Sanderling Rise,
Burntwood, WS7 9NZ

Offers in the Region Of £550,000

'The Hawthornes'

Offers in the Region Of £550,000

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NO CHAIN

A stunning self-build detached family home situated in a quaint location just behind Rake Hill in Burntwood. This charming property comprises a versatile layout with endless possibilities for its lucky new owner.

Internally you have an inviting entrance hallway, stunning open plan kitchen dining/living area, large formal living room with feature fireplace, two versatile snug/office spaces, guest w/c and also a utility/boot room.

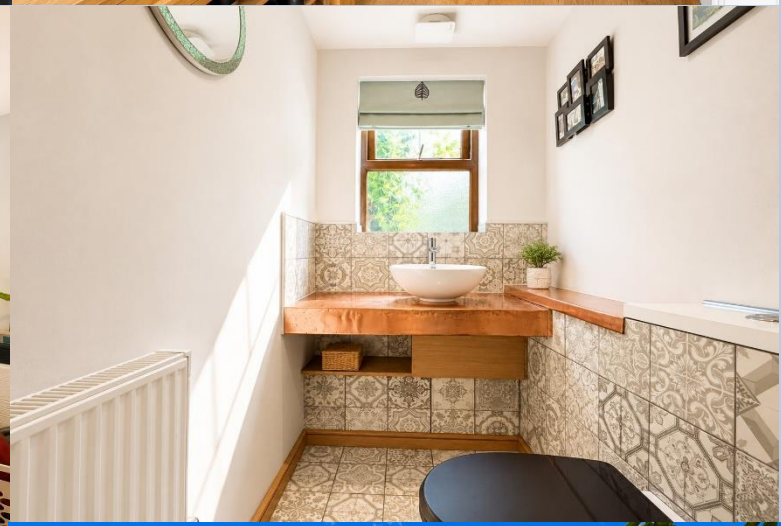
Stairs lead to the first floor where you will find three generous double bedrooms and a fourth bedroom currently utilised as a dressing area in the master suite. You also have a family bathroom, en suite to master and walk in storage in bedroom two.

Outside you have a beautiful wrap around garden both shielded and private offering unparallel potential for any prospective purchaser. To the fore is a multi vehicle driveway with two separate garages, one to the left and one to the right of the property.

Nearby amenities include a handful of shops, easily accessible transport links, highly regarded schools within walking distance and also country pubs and restaurants.

CALL NOW TO VIEW!!!









Property Specification

STUNNING SELF-BUILD HOME
 SOUGHT AFTER LOCATION
 VERSATILE LAYOUT
 ENVIABLE PLOT SIZE
 DRIVEWAY & TWO GARAGES

Entrance Hallway

Living Room 27' 5" x 15' 3" (8.35m x 4.65m)

Kitchen 16' 5" x 8' 8" (5.00m x 2.64m)

Dining Area 16' 5" x 8' 8" (5.00m x 2.64m)

Snug Room 10' 9" x 6' 8" (3.28m x 2.03m)

Utility Room 7' 0" x 5' 1" (2.13m x 1.55m)

W/C

Office 11' 2" x 9' 10" (3.40m x 3.00m)

Landing

Master bedroom 15' 8" x 14' 2" (4.78m x 4.32m)

En Suite

Bedroom Two 15' 5" x 14' 7" (4.70m x 4.45m)

Bedroom Three 10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom Four/Dressing Room 11' 8" x 9' 2" (3.56m x 2.79m)

Bathroom 11' 2" x 8' 5" (3.40m x 2.57m)

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. Came on the market:

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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	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

