

Kingsdown Road  
Burntwood, WS7 1PN



An exciting opportunity to purchase this spacious three bedroom family home situated within a popular residential location within Burntwood.

Offers in excess of £250,000



John German 

This three bedroom semi-detached family home is situated in a popular residential area within Burntwood that offers a range of local shops including various Co-Op supermarkets, Morrisons, doctor's surgery, pharmacy, hairdressers and much more. Burntwood is home to its own leisure centre and for commuters nearby road links include the M6 Toll, A5 and the A38. There are a choice of train stations in the nearby market town of Cannock and Cathedral City of Lichfield. For schools, the property falls in the catchment of Holly Grove Primary Academy, situated less than a 5 minute walk away. There are also two well regarded secondary schools - Chase Terrace Academy and Erasmus Darwin Academy.

The property benefits from newly fitted uPVC windows, guttering, fascia boards and soffits.

A uPVC entrance door opens into the hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing, access into the kitchen and a folding door opening into the living room.

The kitchen sits to the front of the property and comes fitted with a range of matching wall and base units with tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, space and plumbing for a washing machine along with additional space for a cooker and freestanding fridge/freezer. There is large uPVC double glazed window to the front aspect, two ceiling light points and space for a dining table and chairs.

To the rear of the property is a large living room with newly fitted uPVC sliding doors opening out onto the patio seating area, feature electric fire, two ceiling light points and carpeted flooring. A door leads into the conservatory that acts a second reception room for the current owners in the warmer summer months and makes a great space for entertaining family and friends, with doors opening out onto the rear garden and patio area.

To the first floor there are three bedrooms, two generous doubles and one smaller single bedroom, ideal as a home office or study. The family shower room comprises of shower cubicle with mains shower, low level WC, wash hand basin, chrome style heated towel rail, useful airing cupboard and an obscured uPVC double glazed window to the front aspect.

Externally to the front of the property is a large tarmac driveway providing off-road parking for several vehicles. The garage is accessible from either internally via the conservatory or via the up and over door to the front and inside benefits from power and lighting.

To the rear of the property is a superbly maintained fully enclosed garden with paved patio area, garden shed, lawn and side access to the front.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

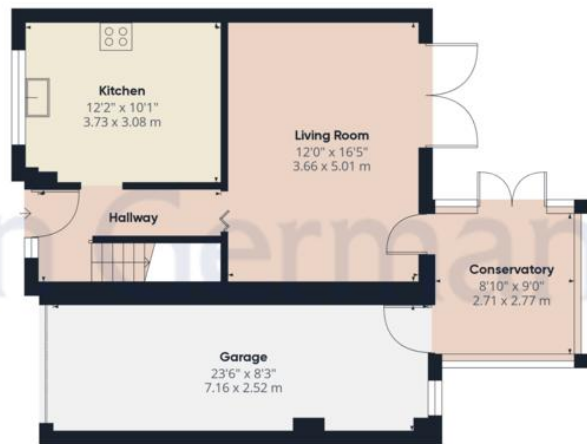
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19022024

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Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

1051.11 ft<sup>2</sup>

97.65 m<sup>2</sup>

Reduced headroom

0.76 ft<sup>2</sup>

0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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