



A superb three bedroom family home offering excellent and versatile living space complemented by a stunning rear garden, situated in a popular location within Burntwood.

£275,000



This generously sized three bedroom semi-detached family home is situated on Gorstey Lea which is one of Burntwood's most sought-after locations. It is within close proximity to the newly opened Greenwood House Medical Centre, the nearby shops at Swan island including a Co-Operative store, pharmacy, hairdressers, Café, coffee shops, and several food outlets. The historic Cathedral City of Lichfield is less than four miles away, and nearby road links include the M6 toll, A5 and the A38. For commuters, there are a choice of train stations in the nearby market towns of Cannock and Rugeley and a further two in the city of Lichfield. For local schooling, this property lies within the catchment area for the well regarded Fulfen Primary School which was awarded outstanding in its latest Ofsted report and is located within a matter of a minutes' walk away. For secondary school, the catchment is the popular Erasmus Darwin Academy.

Internally the property is accessed via a uPVC entrance door opening into the entrance hallway that in turn opens into the fantastic open plan lounge/dining room offering a great space for modern family living and entertaining. The room is dual aspect having large glazed sliding doors opening out onto the delightful rear garden and a window to the front aspect.

The kitchen is located at the front and is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, built in oven and four burner gas hob, inset stainless steel sink with drainer and mixer tap over, tiled flooring, window to the front and spotlights to the ceiling.

From the inner hall, stairs rise to the first floor landing and a door leading to the utility/guest WC with space and plumbing for a washing machine and tumble dryer, a stainless steel sink with drainer and mixer tap over and a WC.

Also off the inner hall is access into the garage that has been converted into a useful workshop space, and an additional reception room, ideal as a home office or playroom with access to the rear garden.

Upstairs there are three generously sized bedrooms all of which benefit from large uPVC double glazed windows and built in wardrobes.

The modern family bathroom has a large double walk in shower with electric shower, low level WC, white panelled bath, tiled flooring, tiled walls, a chrome heated towel rail and an obscured uPVC double glazed side window.

Outside - To the front of the property is a lawn garden and off road parking for two cars.

To the rear of the property is a superbly presented fully enclosed garden with patio seating area with lawn beyond surrounded by a variety of plants, trees and shrubs.

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

**Property construction:**                      **Parking:** Off road                      **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 C

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

**Our Ref:** JGA/10052024

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.



John German

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

1353.85 ft<sup>2</sup>  
125.78 m<sup>2</sup>

Reduced headroom

14.07 ft<sup>2</sup>  
1.31 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

#### 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 on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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