

# Hunslet Road

Burntwood, WS7 9LA

John German 



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Offers In Region Of £650,000

An impressive executive detached family home situated with an enviable position on an elevated plot with extensive off-road parking within the ever desirable Hunslet development in Burntwood.



This vastly improved and extended detached family residence enjoys an enviable position on an elevated plot, with private frontage providing extensive off road parking, and the most superb private rear garden. Situated in the ever-desirable Hunslet development in Burntwood, well placed to take advantage of a range of local shops including a Co-op supermarket, doctor's surgery, pharmacy, hairdressers and much more. Burntwood is home to its own leisure centre and nearby road links include the M6 Toll, A5 and the A38. There is 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 Highfields Primary Academy and within Burntwood there are two secondary schools - Chase Terrace Academy and Erasmus Darwin Academy.

The family home comprises of an enclosed entrance porch, approached via a set of UPVC double glazed double entrance doors, having a tiled flooring, ceiling light point and a part leaded glazed oak panel door with matching side screen opening into the welcoming reception hallway. The hallway has wooden style flooring, carpeted stairs rising to the first floor landing, with useful built-in cloaks under stairs storage cupboard, and doors off into the lounge, family room, guest cloakroom, and kitchen. The impressive lounge has a walk-in UPVC double glazed window to the front aspect front, a beautiful wood burning stove perfect for those cosy winter nights, coving to the ceiling, two ornamental ceiling roses, feature wall panelling, and double doors opening into the dining room. The dining room features large UPVC double glazed sliding doors opening out to the rear garden, feature wall panelling, ceiling light point, and a door leading into the kitchen. The former double garage has been converted to offer a spacious third reception room whilst still retaining an original single garage. This room is accessed from the main reception hallway and is currently used as a home gym, but could alternatively create a lovely home office, playroom or snug, and has a UPVC double glazed window to front, modern grey wooden style laminate flooring, wall mounted electric heater and inset ceiling spotlighting. The heart of the home is the impressive breakfast kitchen, fitted with an extensive range of matching grey wall and base units with wooden worksurfaces over, integrated kitchen appliances, a range style cooker and space for various freestanding appliances. There are two ceiling light points, feature flooring, and an opening through to the breakfast area with two UPVC double glazed windows overlooking the rear garden and a door into the utility room. The utility room has both a door out to the rear garden and an internal door into the garage.

Upstairs, there are five generously proportioned bedrooms, all of which benefit from either fitted or walk-in wardrobe space. The impressive master bedroom also has its own en-suite shower room, whilst the other four bedrooms are serviced by the modern family bathroom with both a separate bath and shower, and underfloor heating.

Outside, to the front of the property is a large driveway providing ample off-road parking for various vehicles and access into the single garage with power, lighting and up and over door. To the rear of the property is the large rear garden with two large summerhouses, superb patio seating area, and an elevated lawned garden.

**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:** Drive & garage

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

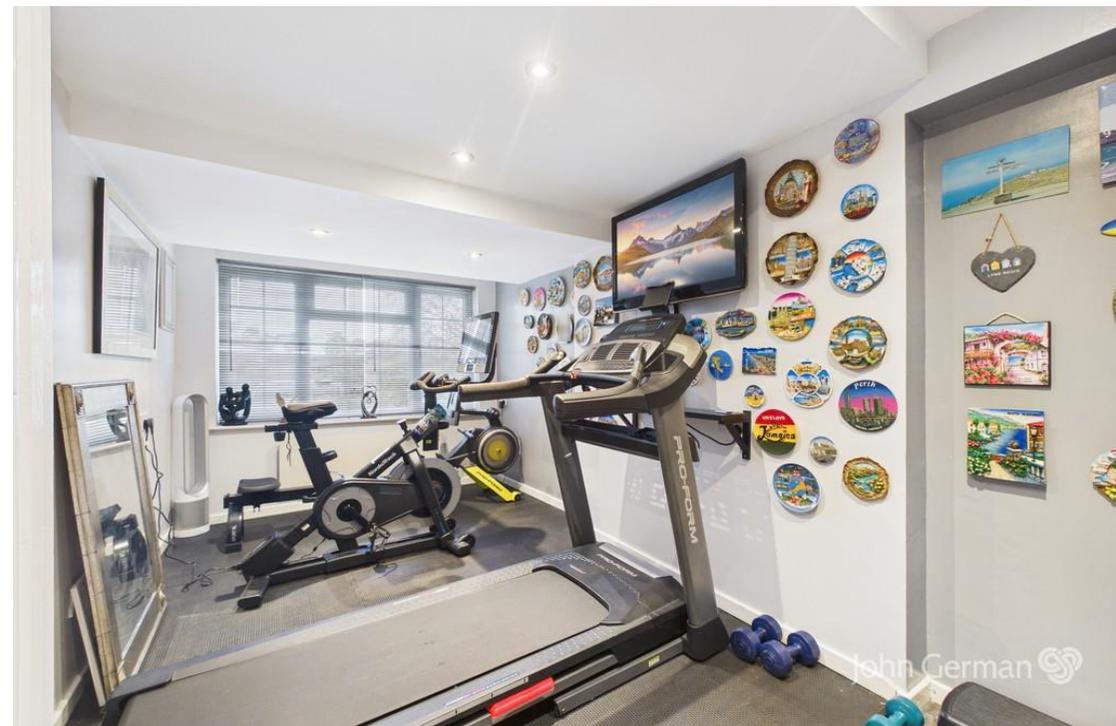
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**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

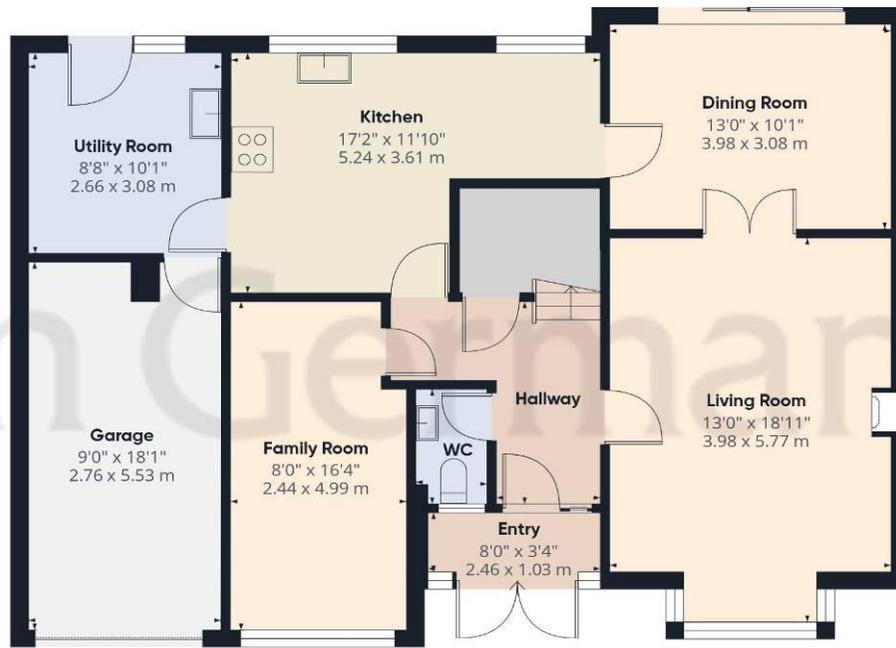
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

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

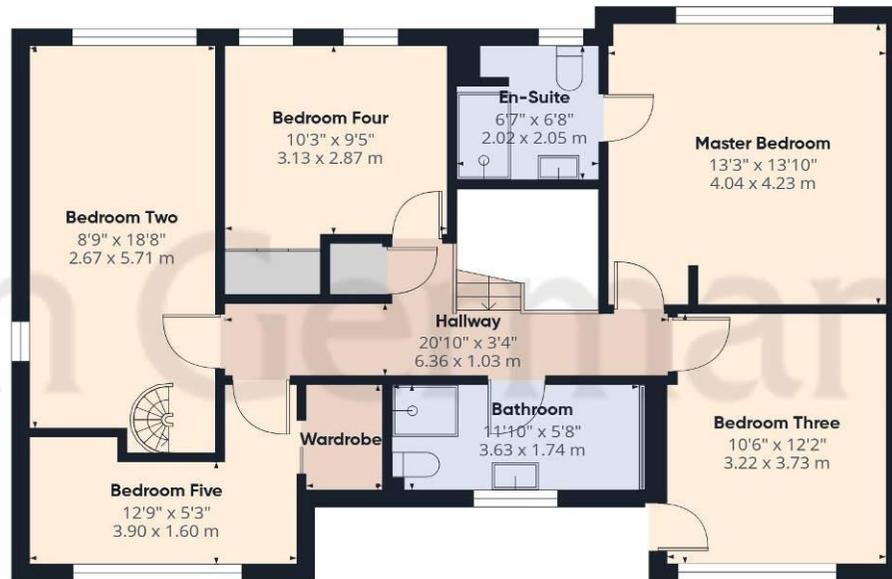
**Our Ref:** JGA/25022026







Ground Floor



Floor 1



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

1969 ft<sup>2</sup>

183 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360



## 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.

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.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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