



1 Firs Walk, Burntwood, WS7 4UG

 Parker
Hall

A beautifully presented detached home set on the outskirts of Burntwood, benefitting from contemporary open plan interiors, four double bedrooms and an open rural aspect to the front. Having been recently extended and remodelled to a high standard throughout, this beautifully presented family home offers immaculate and modern interiors coupled with the convenience of being close to local amenities, commuter roads and Cannock Chase. To the ground floor, the interiors comprise a generous reception hall, sitting room, cloakroom and a most impressive open plan kitchen with family, dining and garden

rooms off, with four double bedrooms to the first floor serviced by a master en suite and family bathroom, both having been refitted with contemporary suites. Outside, there is parking for around four vehicles to the front as well as access to the garage, and a low maintenance landscaped garden lies to the rear. The property is set on a private road shared with just three other properties and enjoys open countryside views to the front towards Lichfield and the Cathedral spires.

Within convenient reach of the centres of both Lichfield Cathedral City and Burntwood, the

property benefits from swift access to an array of amenities including shops, restaurants, pubs and various leisure pursuits including Lichfield Golf and Country Club and the picturesque Cannock Chase, a designated Area of Outstanding Natural Beauty. Two rail stations in Lichfield provide regular links to Birmingham, London (in 80 minutes) and other destinations, the location is well placed for commuter routes including M6, M6 Toll and A38 and the International airport of Birmingham is around a 40 minute drive away.

- Contemporary Detached Home
- Open Rural Views to Front
- Beautifully Presented & Recently Upgraded
- Spacious Reception Hall
- Open Plan Dining & Living Kitchen
- Kitchen with Integral Appliances
- Dining Area, Garden Room & Family Room
- Separate Sitting Room
- Refitted Cloakroom
- Four Double Bedrooms
- Master En Suite & Bathroom
- Garage & Parking for Four Vehicles
- Landscaped Rear Garden
- Desirable Position on Private Lane



Reception Hall 7.6 x 2.03m (approx 24'11 x 6'7)

A spacious welcome to this contemporary home, having Karndean flooring, a feature oak and glass staircase rising to the first floor and doors off into the:

Sitting Room 3.7 x 3.26m (approx 12'1 x 10'8)

An attractively presented reception room having window to the front aspect

Open Plan Living & Dining Kitchen

A glazed sliding door opens into this stunning space which has been beautifully remodelled to create open plan living extending across the width of the property

Dining Kitchen 6.68 x 5.14m (approx 21'11 x 16'10)

The high specification kitchen is fitted with a range of full height cupboards and an expansive island unit having white granite worktops over, housing inset Blanco composite sink with side drainer fitted mixer tap and additional boiler water tap and integral appliances including Neff dishwasher, wine cooler and Cople induction hob with extractor above. The wall units house integral appliances including Neff triple oven, Neff microwave, larder fridge and larder freezer. The kitchen has full height window to the rear, door out to the gardens and opens into a spacious dining room where there are further granite topped base units providing storage to one end. Karndean flooring extends into:

Family Room 5.33 x 3.25m (approx 17'5 x 10'7)

A spacious reception room which opens into:

Garden Room 3.59 x 2.77m (approx 11'9 x 9'1)

Another attractive living space having windows to the rear and bifold doors out to the gardens

Cloakroom

Having been recently refitted with a modern suite comprising wash basin set to vanity unit and low level WC, with Karndean flooring





A quality oak staircase with glass balustrade rises to the **First Floor Landing**, having loft access point and doors into:

Master Bedroom 4.58 x 3.26m (approx 15'0 x 10'8)

A spacious principal bedroom having double doors out to a Juliette balcony with countryside views, a fitted dressing table and a range of fitted wardrobes. A door opens to:

En Suite 2.23 x 2.05m (approx 7'3 x 6'8)

Fitted with a contemporary Villeroy and Boch suite having wash basin set to vanity unit, low level WC and walk in shower, with tiled splash backs, tiled flooring, a radiator with fitted towel rails and an obscured window to the front

Bedroom Two 4.75 x 3.0m (approx 15'7 x 9'10)

Another superb double room having window to the front with rural views

Bedroom Three 3.88 x 3.25m (approx 12'8 x 10'7)

Having a window to the rear

Bedroom Four 3.5 x 2.88m (approx 11'5 x 9'5)

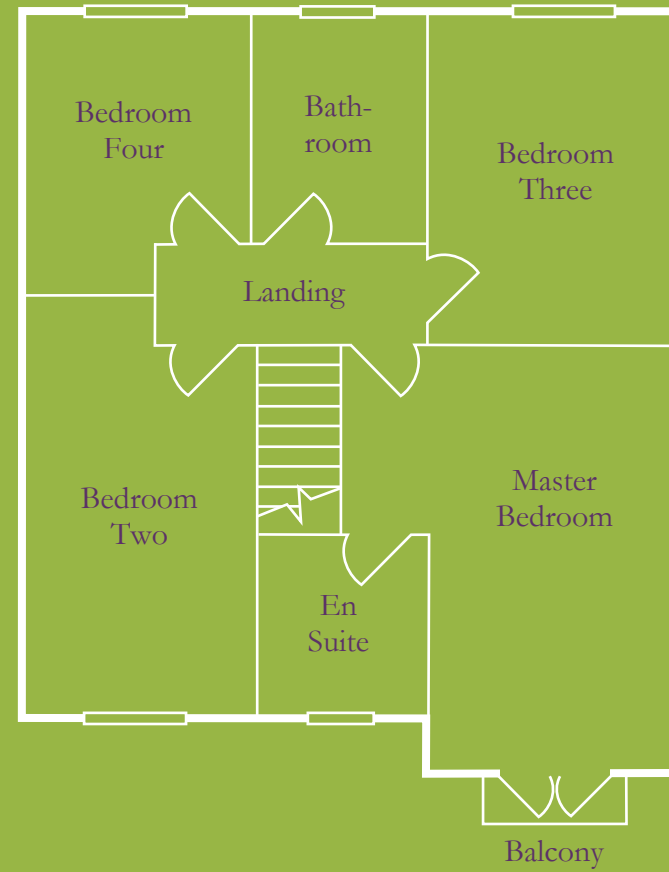
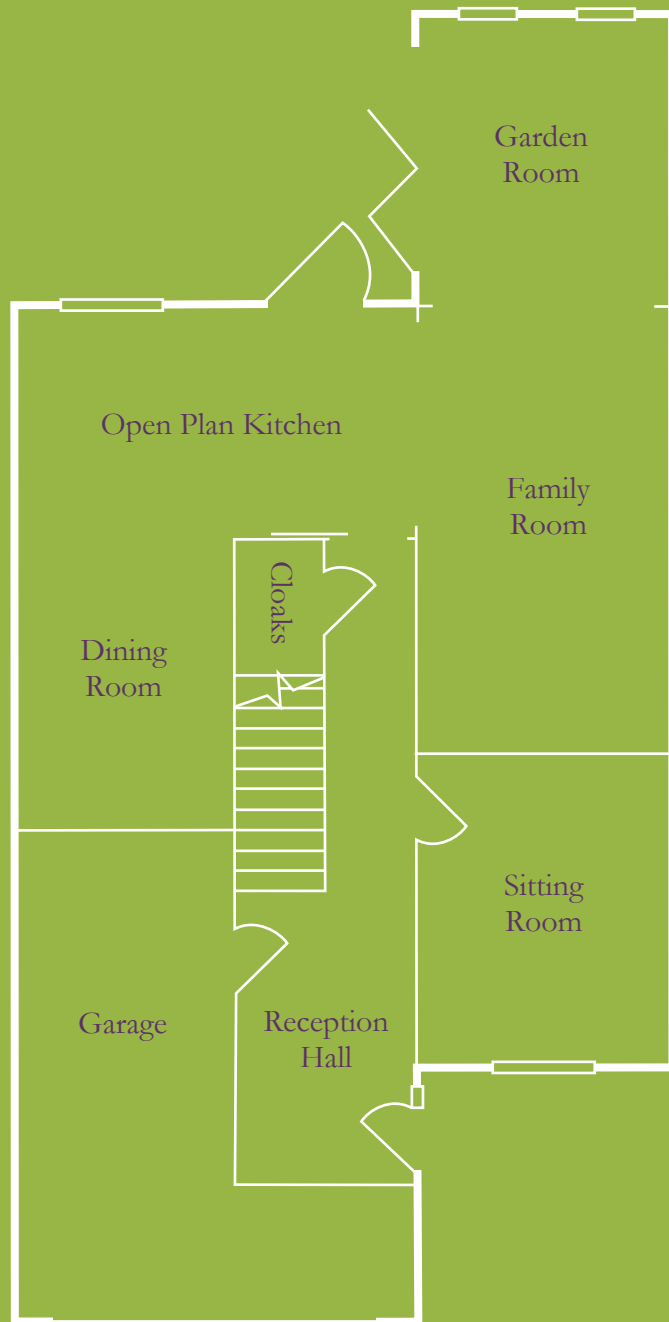
A fourth double bedroom having window to the rear

Bathroom 2.78 x 2.02m (approx 9'1 x 6'7)

Fitted with wash basin set to vanity unit, low level WC, feature double ended Ashton Bentley bathtub and corner shower, with tiled splash backs, Karndean flooring, an obscured window to the rear and a radiator with fitted towel rails









Outside

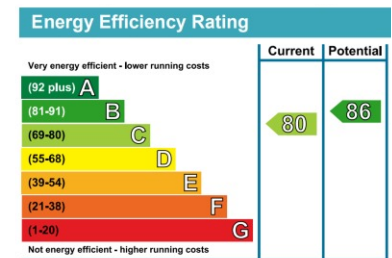
The property is set on a small private lane giving access to a modern development of four properties built around 9 years ago. A block paved drive to the front provides parking for around four vehicles as well as access into the:

Garage 6.29 x 4.98, 2.97m (approx 20'7 x 16'4, 9'9)

With electric entrance door, a range of fitted units and provisions for a washing machine. The Ideal mains gas boiler which was installed in 2015 is also housed in here

Gardens

To the rear, the garden has been landscaped to create an attractive and low maintenance outside space. There is a paved patio leading onto the artificial lawn and a large garden shed is included in the sale. Gated access to the side leads to the front and there is exterior lighting and a water point to the rear of the property



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.