



Viscount Road | Burntwood | WS7 1PU

£325,000

 **Webbs**
estate agents

Summary

We are delighted to offer for sale this extended and well-presented three-bedroom link-detached family home, providing spacious and versatile accommodation ideally suited to modern living.

The property's standout features include a generous lounge and an impressive modern open-plan dining kitchen with a feature island, creating the perfect space for both everyday family life and entertaining. The ground floor further benefits from a useful utility area, the garage has been partially converted and is currently used as a beauty room, and the remainder is an ideal storage area. On the first floor, there are three well-proportioned bedrooms, with the master bedroom enjoying an en-suite shower room, in addition to a contemporary family bathroom. Outside, the home boasts a private, landscaped rear garden and ample parking is provided by the driveway. The property is ideally located to take full advantage of a range of local amenities, including shopping facilities on Chasetown High Street and at Swan Island, as well as a doctors' surgery, superstore, well-regarded schools and excellent leisure facilities. For commuters, there is easy access to the A5, A38 and M6 Toll Road, offering convenient links to the wider Midlands motorway network. Rail services are available from nearby Lichfield Cathedral City, approximately four miles away, which also offers cultural and tourist attractions, including the Garrick Theatre.

Key Features

- TWO STOREY EXTENTION AT THE REAR
- EN-SUITE SHOWER ROOM
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- UTILITY AND GUEST WC
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- STUNNING MODERN KITCHEN DINING AND FAMILY ROOM
- IDEAL FOR CHASEWATER COUNTY PARK
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE

SPACIOUS LOUNGE

21'11" x 11'3" (6.70 x 3.45)

STUNNING OPEN PLAN KITCHEN DINER AND FAMILY SPACE

15'7" x 14'4" (4.77 x 4.38)

UTILITY ROOM

11'1" x 7'3" (3.40m x 2.21m)

GUEST WC

BEAUTY/SITTING ROOM

7'8" x 7'7" (2.36m x 2.33m)

STORAGE ROOM (CONVERTED GARAGE)

7'9" x 7'4" (2.38m x 2.26m)

LANDING

BEDROOM ONE

12'3" x 8'5" (3.74 x 2.57)

EN-SUITE SHOWER ROOM

BEDROOM TWO

14'4" x 8'7" (4.37m x 2.64m)

BEDROOM THREE

15'1" x 6'6" (4.61 x 2.00)

FAMILY BATHROOM

ENCLOSED REAR GARDEN

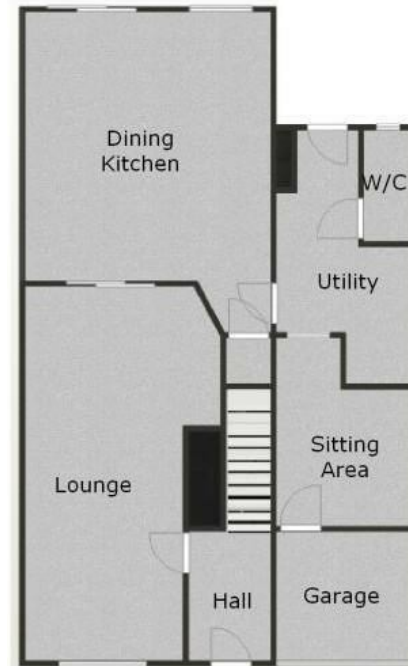
FRONT DRIVEWAY

IDENTIFICATION CHECKS - C

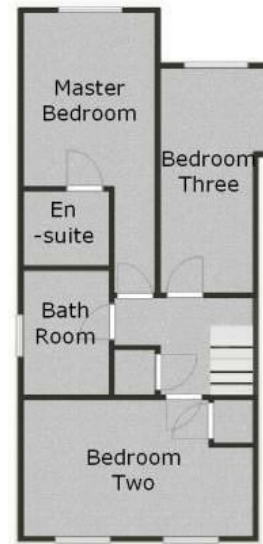




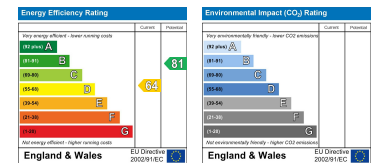
Ground Floor



First Floor



Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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