

17 NIGHTINGALE WALK  
BURNTWOOD  
WS7 9QH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Spacious and stylish five-bedroom detached family home located in the popular St Matthews development, within easy reach of Lichfield, and offering versatile living space, double garage, and attractive west-facing rear garden.

## ACCOMMODATION

### Ground Floor:

- Storm canopy porch
- Reception hallway
- Lounge
- Dining room
- Family room
- Breakfast kitchen
- Utility room
- Guest cloakroom
- Conservatory

### First Floor:

- Galleried landing
- Principal bedroom with en-suite and dressing area
- Guest bedroom with en-suite
- Three further bedrooms
- Family bathroom

### Outside:

- Detached double garage
- Block paved driveway
- Landscaped front garden
- West-facing rear garden with patio and lawn

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

The property is located towards the rural edge of Burntwood, within the sought-after St Matthews development, offering a peaceful setting with attractive green spaces to the front. It is ideally placed for access to Lichfield, which provides excellent shopping, schooling, and transport links, including Lichfield Trent Valley and Lichfield City rail stations.

The area benefits from a variety of local amenities, supermarkets, and parks, with both Cannock Chase AONB and Chasewater Country Park within easy reach.

## Description of Property

This immaculately presented and beautifully proportioned family home offers spacious and stylish accommodation, thoughtfully designed for contemporary living. Set behind a block-paved driveway with manicured lawn and mature borders, the property opens into a wide storm porch leading to an impressive reception hallway. The hallway features elegant polished tiled flooring, a striking central staircase, and a suite of modern glazed internal double doors, creating a sense of openness and luxury from the moment you step inside.

Double doors lead through to the principal reception rooms, including a generous rear-facing lounge with neutral décor, plush carpeting, a modern fireplace with granite surround, and French doors that open directly onto the private garden terrace. The formal dining room enjoys excellent natural light from a front-facing bay window, offering an elegant space for entertaining, while the separate family room (or snug/study) provides flexible living options.

At the heart of the home is a stunning, fully refitted breakfast kitchen – a true centrepiece – featuring a sleek design with gloss cabinetry, polished granite worktops, and a large central island with breakfast bar seating for five.

Contemporary details such as LED plinth lighting, a feature wall clock, and inset spotlights complete the look. Adjoining the kitchen is a well-appointed utility room with matching cabinetry, stainless steel sink, space for laundry appliances, and a wall-mounted Vaillant gas boiler.

To the rear, a uPVC double-glazed conservatory connects seamlessly with the kitchen and provides an idyllic space to relax, overlooking the landscaped rear garden and accessed via French doors.

## FIRST FLOOR

The bright, part-galleried landing leads to five

well-proportioned bedrooms and three luxurious bath/shower rooms. The principal bedroom boasts a peaceful front aspect, dedicated dressing area with bespoke wardrobes, and an elegant en-suite shower room featuring high-quality fixtures, a glazed corner shower enclosure, and full-height marble-effect tiling.

The guest bedroom, situated at the rear, also benefits from a private en-suite shower room with chrome fittings and a modern finish. Three further bedrooms, including two spacious doubles and a single bedroom, are served by a stylish family bathroom, complete with bath, separate shower enclosure, vanity unit and fully tiled walls and floors.

## Gardens and Grounds

The rear garden enjoys a sunny westerly aspect and offers the perfect outdoor retreat, with a large block-paved patio area ideal for alfresco dining, lawned garden, and well-established borders framed by part-walled boundaries. A gated side entrance provides additional access, while outdoor water taps and power sockets are available to both the front and rear. A detached double garage with two up-and-over doors, power and lighting provides secure parking and additional storage.

## Distances

Lichfield – 3.5 miles

Sutton Coldfield – 10.8 miles

Birmingham – 17.5 miles

Birmingham International/NEC – 26.5 miles

M6 Toll (T5) – 6.7 miles

(Distances approximate)

## Directions from Aston Knowles

From Farewell Lane, turn right into Coulter Lane, which leads into St Matthews Road. Turn left into Gregory Road and take the second left into Nightingale Walk. The property is located on the right-hand side.

## Terms

The property is offered Unfurnished

Local Authority: Lichfield District Council

Council Tax Band: E

Average area broadband speed: 500 Mbps full fibre

## Services

We understand that mains water, drainage, electricity and gas are connected to the property.





### Viewings

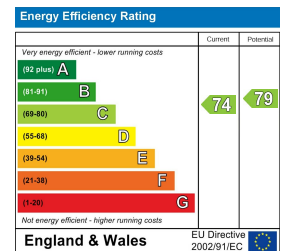
All viewings are strictly by prior appointment through Aston Knowles. 0121 362 7878.

### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.

Photographs taken July 2025

Particulars prepared July 2025



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com