

Kempton House

Hayfield Hill, Cannock Wood, Burntwood, WS15 4RP





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Wonderfully spacious family home with 5 bedrooms, 4 bathrooms and fabulous rear views to Gentleshaw Common. Situated on an exclusive new development of just three homes built by the multi-award winning Firstpost Homes in a highly desirable location.



Hayfield Hill is a small exclusive development of just three individual residences positioned in an enviable location within Cannock Wood. Best known for its semi-rural lifestyle, the beautiful Castle Ring is only a short walk away offering stunning views over Cannock Chase, an area designated as a place of outstanding natural beauty. The village is approx. 3 miles from Burntwood and just 7 miles from the Cathedral City of Lichfield both of which offer a range of primary and secondary schools, supermarkets, doctors, shops plus entertainment and fitness facilities.

Accommodation - An open recessed porch gives access into the impressive reception hall having an oak staircase to the first floor, useful storage cupboard and doors to the ground floor accommodation including a guest's WC.

Double doors open to the spacious living room with a fitted fireplace, walk-in bay window and double doors to a separate dining room that has French doors out to the rear garden.

Accessed off the hall or dining room is the stylishly appointed open plan living and dining kitchen, equipped with an extensive range of base and wall units, several integrated appliances and contemporary gloss worktops with an island breakfast bar to match. The dining and living area offers a fabulous space ideal for modern day living having bi-folding doors out to the rear garden. A door leads to the adjacent utility room complete with integrated washing machine and tumble dryer together with a door out to the side.

The first floor galleried landing leads to the five bedrooms, the master bedroom has a walk-in wardrobe and luxuriously appointed en suite bathroom with four-piece suite and a chrome towel rail. There are four further bedrooms, two of which have their own en suite shower rooms and all offer walk-in or built-in wardrobes. Completing the first floor is a spacious family bathroom with a contemporary four-piece suite and chrome towel radiator.

To the front is a lawned garden and large tarmac driveway leading to the detached double garage. Side gated access leads to the private rear garden that has a paved patio and is turfed, enjoying open views over the surrounding countryside.

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

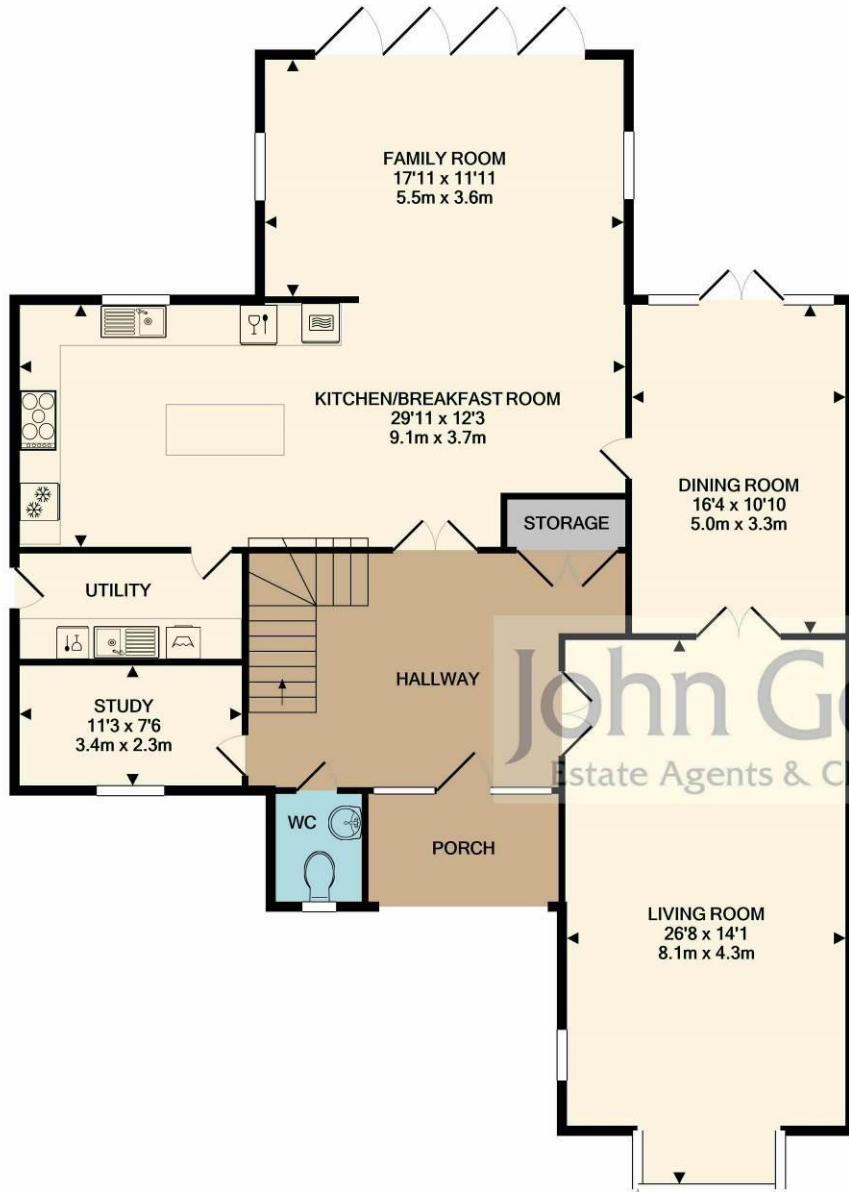
Services: Mains water, drainage, electricity and gas are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/070920121







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Site Layout - Hayfield Hill, Cannock Wood

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.

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