

Plot 3 Mulberry Drive

Rake Hill, Burntwood



John German



**Firstpost
Homes**



Plot 3 Mulberry Drive

Rake Hill, Burntwood, Staffordshire, WS7 9DU

Superbly designed executive five bedroomed family property.

Select and Sought-after Semi-Rural Location, Countryside Views
Impressive Reception Hall, Fully Fitted Luxury Kitchen opening to a
Spacious Family Room, Large Lounge, Dining Room
Guest Cloakroom, Fitted Utility Room, Playroom/Snug
Gallery Landing, 5 Bedrooms (all with wardrobes)
3 En-Suite Bathrooms, Family Bathroom, Double Garage

Accommodation

Impressive Reception Hall with Karndean flooring and an oak staircase to the first floor. **Guest Cloakroom** and double doored cloaks cupboard.

The **superbly equipped Family Kitchen** has a comprehensive range of units and integrated appliances and opens through to the **Family Room** which has double doors out to the lovely rear garden.

There is a generous **Dining Room** to the front of the property, a **spacious Lounge** with a front aspect bay window and double doors to the **Playroom or Study** which has double doors to the rear garden.

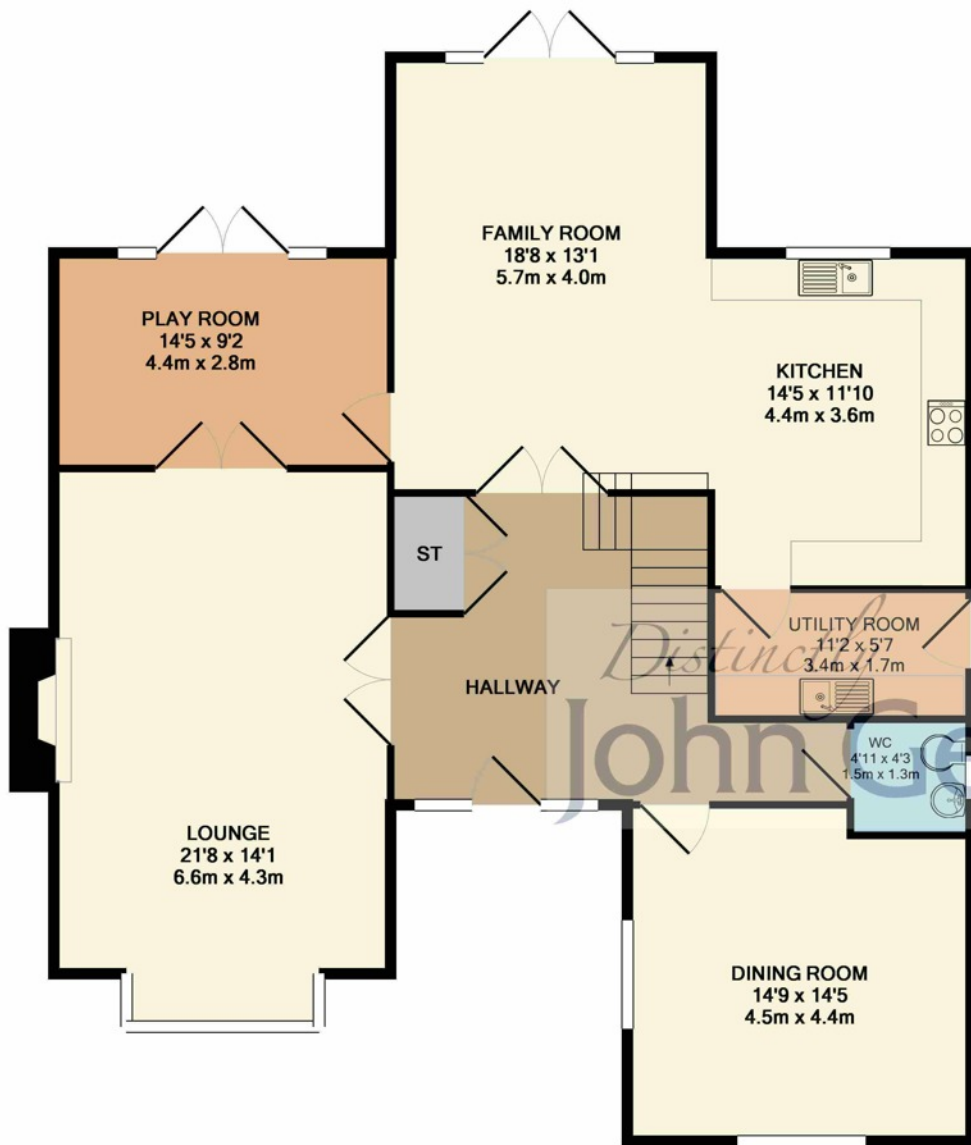
The first floor hosts a **large Gallery Landing**, a spacious **Family Bathroom**, a **Master Bedroom Suite** with a walk-in wardrobe and **spacious En-Suite Bathroom**. There are **Four Further Large Bedrooms**, **two with En-Suite Shower Rooms** and each with built in wardrobes.

Outside

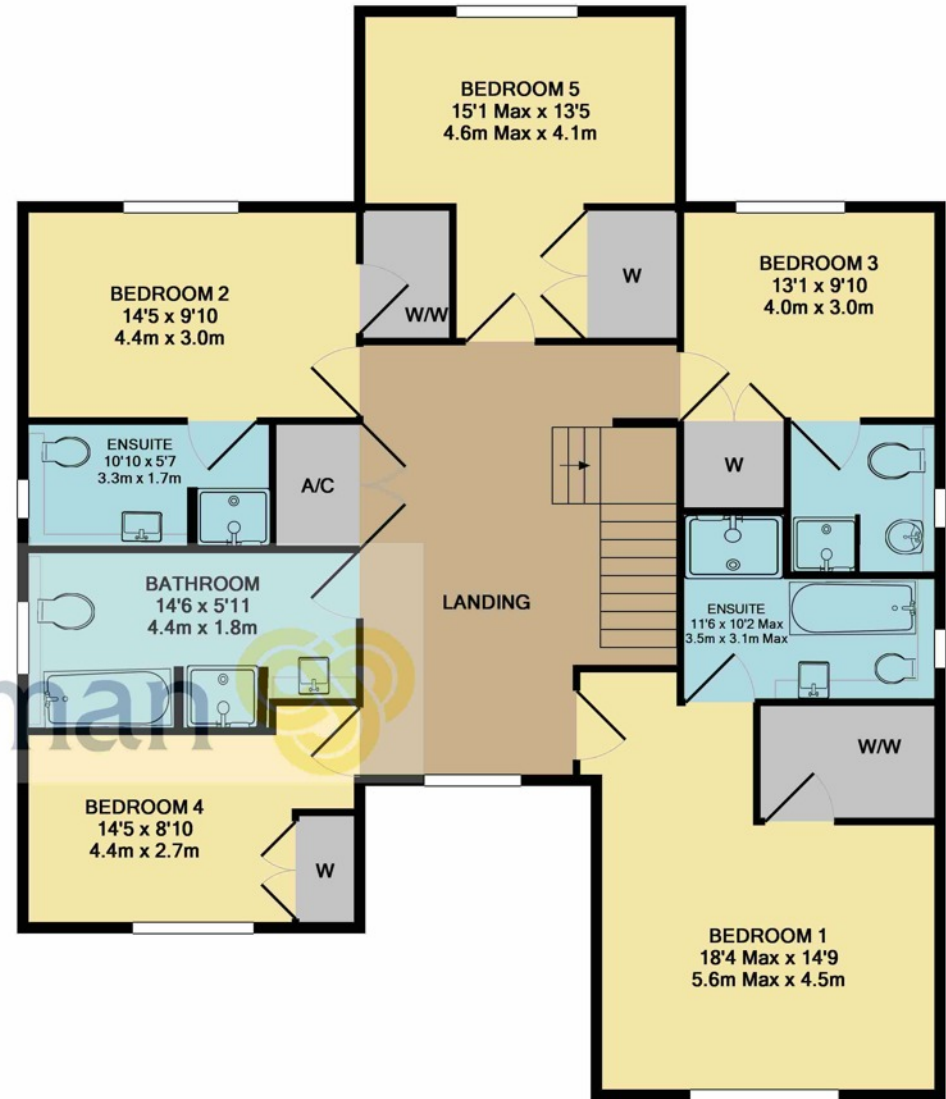
Block paved driveway and large **Double Garage**. Most attractive **landscaped and generous Rear Garden** with established trees.

To view this property please call John German Estate Agents at the Lichfield Office.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1397 SQ.FT.
 (129.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1377 SQ.FT.
 (127.9 SQ.M.)
 TOTAL APPROX. FLOOR AREA 2773 SQ.FT. (257.6 SQ.M.)

Guide Price
£765,000



General Information

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to 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.

Local Authority

Lichfield District Council

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



Awaiting Predicted

EPC Ratings

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