

# Barrowfield House, 7 Fallow Drive

Rake Hill, Burntwood, Staffordshire, WS7 9ED





# Fallow Drive

Burntwood, Staffordshire, WS7 9ED

A stunning detached residence set on a small select development of executive detached family homes built by the renowned Multi Award Winning Firstpost Homes.

The extensive accommodation includes five bedrooms, four bathrooms, a superbly equipped ultra-spacious living kitchen, a large lounge, study, dining room plus an expansive driveway, detached double garage and landscaped gardens to the front and rear.



The development is approached from Rake Hill, a highly respected and sought after semi-rural location with countryside views and yet only about a mile from Burntwood's Swan Island. The development is only about 4 miles from Lichfield, Birmingham, the NEC, Birmingham International Rail and the Airport are easily accessible via the M6 Toll road.

These very high specification homes offer wonderfully spacious, light and versatile accommodation with gas fire central heating, uPVC double glazing, fully fitted living kitchen, LED lighting, luxury Utopia bathrooms, Karndean hall flooring, fitted carpets and block paved driveways.

### **Accommodation**

An open recessed porch leads to the reception hall which has an oak staircase to the first floor, a large cloaks cupboard and a guest WC. Double doors open to a stunning fully equipped family living kitchen having a comprehensive range of units, island unit, integrated appliances and French doors out to the gardens. There is also a fully fitted utility room with door to the side elevation.

The spacious lounge has a fitted fireplace and French doors to the gardens. The dining room can be accessed from the kitchen or reception hall.

The first floor hosts a gallery landing with the master bedroom having a walk-in wardrobe and spacious en-suite bathroom and the further four double bedrooms, one of which has a walk-in wardrobe and three have built-in wardrobes, with two also enjoying en-suite shower rooms.

Outside to the front, an extensive brick paved driveway leads to the detached double garage and side gated entry leads to the extensive and private rear garden.

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

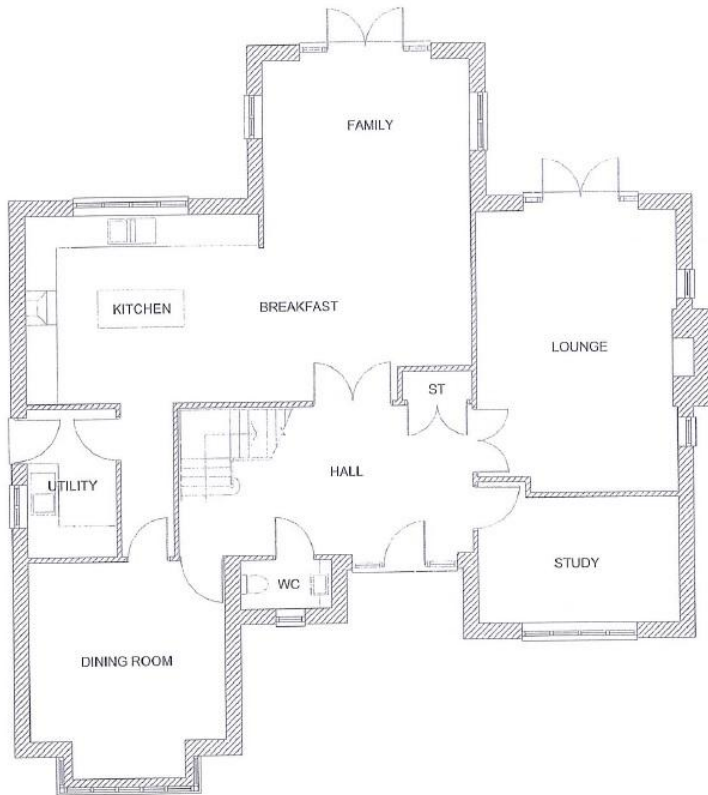
**Services:** Mains water, drainage, electricity and gas are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

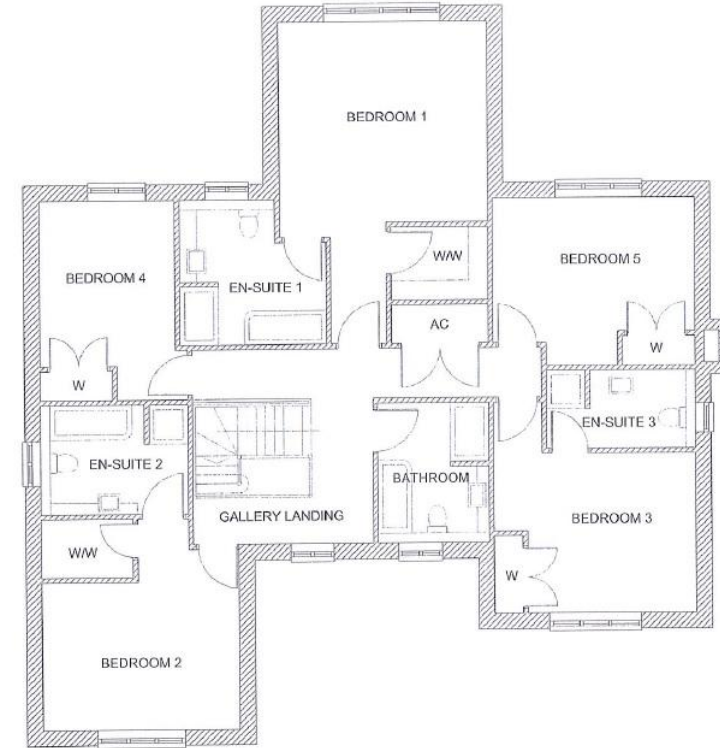
**Our Ref:** JGA/15072020







NO.7 GROUND FLOOR



NO.7 FIRST FLOOR



SITE LAYOUT

**Agents' Notes**

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**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.

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