

# Blackwood Cottage, Fallow Drive

Rake Hill, Burntwood, Staffordshire, WS7 9ED

**Firstpost  
Homes**

John  
German





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**Superbly designed family property in a sought-after location with rural views, extensive gardens and spacious accommodation with a living kitchen and family room, dining room, study and five double bedrooms, each with built in wardrobes.**

An open recessed porch leads to the reception hall with oak staircase to the first floor, a large cloaks cupboard, walk in store cupboard and guest WC.

The fully equipped family living kitchen has a comprehensive range of units, island unit, integrated appliances and bi-fold doors opening to the rear garden. There is also a fitted utility room.

The dining room leads from the kitchen, the spacious through lounge has a fitted fireplace and French doors out to the garden. There is also a study with windows to two aspects.

The first floor hosts a gallery landing with doors leading off to the family bathroom, the master bedroom with walk-in wardrobe and spacious en-suite bathroom, and to the four further double bedrooms, all with built-in wardrobes and two having en-suite shower rooms.

Outside to the front a wide brick paved driveway leads to the garage. A side gated entry leads to the extensive rear and side gardens with rural views.

**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) ; [www.lichfielddc.gov.uk/planning](http://www.lichfielddc.gov.uk/planning)

**Our Ref:** JGA/17032020

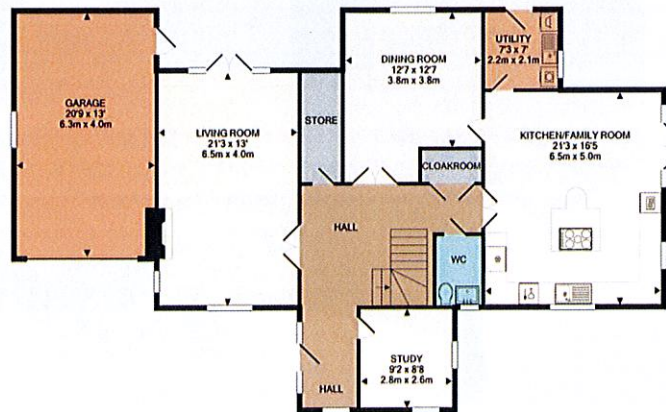
**Local Authority/Tax Band:** Lichfield District Council / Tax Band TBC



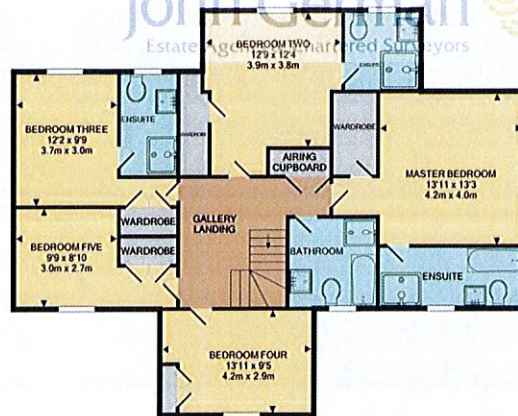








GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, the measurements of these services, rooms and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. 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 is to be made as to their operability or efficiency in any way.

### 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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