

Fallow Drive, Rake Hill

Burntwood, Staffordshire, WS7 9ED



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A select development of executive detached family homes by the renowned NHBC multi award winning Firstpost Homes, each with five bedrooms, four bathrooms and superbly equipped ultra-spacious living kitchen.

The development is approached from Rake Hill, a highly respected and sought-after rural location with countryside views, yet within a mile of Burntwood Swan Island.

The development is only approximately four miles from Lichfield, Birmingham, the NEC, Birmingham International Airport and railway are easily accessible via the M6 toll road.

These very high specification homes offer wonderfully spacious light and versatile accommodation with gas fired central heating, UPVC double glazing, fully fitted living kitchens, LED lighting, luxury Utopia bathrooms, Karndean hallway flooring, fitted carpets and brick paved driveways.

Specification:

Kitchen/Breakfast/Family:

Individually designed fitted kitchen with a fully integrated range of contemporary designed units and appliances.

Neff built in oven with warmer drawer.

Neff induction hob.

Neff stainless steel extractor fan – Lux air island hood.

Neff microwave combination oven.

Dishwasher.

Neff American style fridge/freezer.

One and a half Franke stainless steel under mounted sink and mixer tap.

Silestone quartz worktops.

Under and over cupboard and LED plinth lighting.

Porcelain tiled floors.

Utility:

Matching contemporary units.

Silestone quartz worktops.

Integrated washer machine and tumble dryer.

Single Franke inset stainless steel sink.

Wall mounted boiler.

Guest Cloakroom / En Suites / Bathrooms:

Fitted with superb Utopia furniture.

Chrome taps.

Half tiled walls.

Fully tiled shower cubicles and which are thermostatically controlled.

Impressive Reception Hall:

Solid oak staircase leading to gallery landing.

Kamdean flooring.

Large doaks cupboard.

Electrical:

LED ceiling lighting to hall, gallery landing, kitchen/breakfast, family room, bathroom, en suites and cloakroom.

Electrically operated garage doors.

Flat plate chrome sockets and light switches throughout.

Drawing Room:

Contemporary Memphis limestone and mocha beige stone fireplace with high efficiency inset campfire logs gas fire.

Satellite and Cable Networks:

This includes wiring for audio network system.

Cabled for freeview, SkyHD+, Smart TV and BT phone points.

Skylink leads installed so that other rooms are capable of viewing Sky.

Windows and Doors:

Kommerling Golden Oak on white windows with A rated glass units.

Chrome furniture.

Bi-folding doors to family room.

Solidor Ludlow main entrance door, golden oak both sides.

Security:

Fitted with intruder alarm system.

Front and rear flood lamps.

External coach lamps are fitted to the front, side and rear of property.

General:

All reception rooms and bedrooms have coving.

Internal doors are oak and double doors are half glazed.

Deep moulded skirting boards and architrave.

Bedrooms 1, 2, 3, 4 & 5 come with walk in wardrobe/or wardrobes.

Outside:

Paths and patios and terrace are laid with riven slabs.

The spacious driveway is brick paved to the garage.

Front and rear gardens are landscaped and turfed.

Outside tap.





Please Note

Photos are of an example property.

Tenure

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

Services

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

Local Council

Lichfield Council

Useful Websites

www.environment-agency.co.uk

www.lichfelddc.gov.uk/planning

Ref JGA/12032020

Agents' Notes

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John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent