

# Rosebury House, Fallow Drive

Rake Hill, Burntwood, Staffordshire, WS7 9ED







## **Rosebury House, Fallow Drive**

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**Superbly designed family property built by the renowned Multi Award Winning Firstpost Homes 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**

This beautifully appointed detached family residence is situated on an exclusive development of luxury homes built by the multi award winning Firstpost Homes Ltd. The development is approached from Rake Hill, a highly respected and sought-after semi-rural location with countryside views, yet only around 1 mile from Burntwood Swan Island Shopping Centre. The development is approximately 4 miles away from Lichfield, and Birmingham International Rail and the Airport are easily accessible via the M6 toll road.

The property comprises an impressive entrance hallway, a stunning open plan kitchen / family room, large living room with French doors opening out to the rear garden, study / office, dining room, five bedrooms, four bathrooms, a detached double garage and landscaped gardens to the front and rear.

The inviting entrance hallway has an oak staircase to the first floor, a guest cloakroom and large store cupboard. From here, double doors open into the living room with a fitted fireplace and French doors opening out onto the rear garden. Separately, there is a study / home office which is perfect for those looking to work from home, and completing the ground floor accommodation is the beautiful open plan kitchen living space with an excellent range of wall and base units, island unit, several integrated appliances and bi-fold doors out onto the rear garden. There is a door leading from the kitchen to the utility room, complete with washing machine, tumble dryer and door to the side aspect.

The first floor has a beautiful galleried landing with doors into the bathrooms and bedrooms. The master bedroom has a stunning en-suite bathroom and walk-in wardrobe. There are four further double bedrooms, three of which have built-in wardrobes with one having a further walk-in wardrobe and a further two having en-suite shower rooms. There is also a spacious family bathroom.

Externally, to the front aspect there is a driveway providing parking for several vehicles, a detached double garage and a side gate leading to the private rear garden with lawned areas being fully enclosed.

**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/22092020







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

### 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.

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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  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



