

# Wetherby House, 3 Fallow Drive

Burntwood, Staffordshire, WS7 9ED








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This beautifully appointed five bedroom detached family home built by the renowned Multi Award Winning Firstpost Homes is situated in a sought-after location in Burntwood enjoying surrounding countryside views.



Finished to an excellent standard throughout, this stunning family home is situated on an exclusive development of luxury homes built by the Award Winning Firstpost Homes Ltd. The development is approached via Rake Hill, a highly respected and sought-after location with surrounding countryside views yet only a mile away from Burntwood Swan Island Shopping Centre.

The property begins in the impressive reception hall with staircase off to the first floor and doors off to a large storage cupboard, a guest's cloakroom and double doors opening to the spacious living room with a fitted fireplace and French doors out to the rear garden.

A separate dining room has a bay window to the front aspect and completing the ground floor is a beautifully appointed open plan living and dining kitchen. The high specification kitchen has a comprehensive range of base and wall units with a matching island unit plus several integrated appliances. The generous family/living area has bi-fold doors leading out to the rear garden. The utility room is fitted with a washing machine, tumble dryer and has a door leading to the side aspect.

The impressive gallery landing gives access to the five bedrooms and family bathroom fitted with a contemporary four piece-suite. The master bedroom comes with a walk-in wardrobe and en suite bathroom. There are four further double bedrooms, two of which have en suite shower rooms and all have either walk-in or built-in wardrobes.

To the front of the property is a large block paved driveway giving access to the double garage. Side gated access leads to the private lawned rear garden.

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

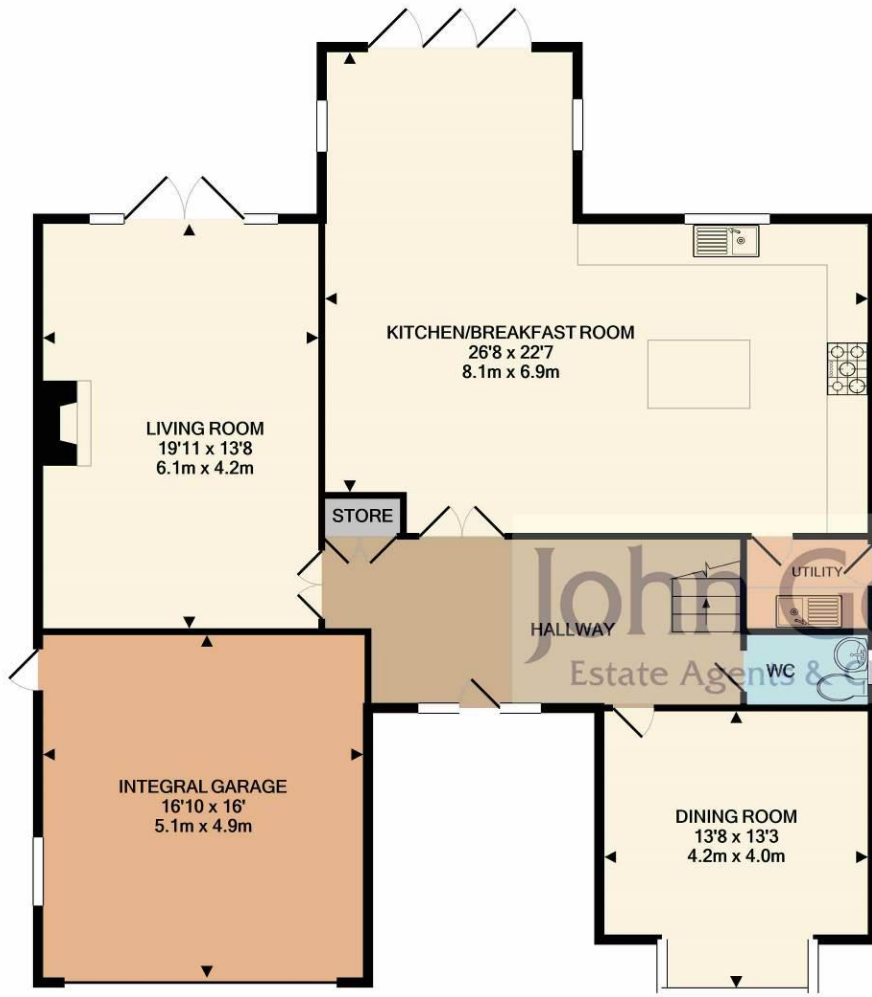
**Services:** Mains water, drainage, electricity and gas are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/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**

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 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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