



Blacksmiths Cottage
Coulter Lane, Burntwood

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Lovett&Co. Estate Agents are delighted to offer for sale this former Blacksmiths residence, now a stunning four bedroom cottage with spacious and bright interior.

Positioned serenely along Burntwood's Coulter Lane, the distinguished Blacksmiths Cottage invites discerning exploration. This refined former blacksmith's residence seamlessly melds the charm of its historical lineage with the contemporary comforts requisite for modern living.

Positioned within the exclusive confines of The Hollies, an esteemed gated development, this residence exudes a timeless aesthetic that impeccably aligns with its original character. The meticulously curated interior boasts modern conveniences such as gas central heating and double glazing, underscoring a commitment to refined living.

Blacksmiths Cottage offers a generously proportioned living space, comprising two expansive reception rooms and a bespoke snug/study, offering versatile options for relaxation and professional pursuits. The recently renovated kitchen, complemented by a discreetly placed guest's W/C for added convenience.

Ascending the staircase reveals four inviting bedrooms, with the master suite distinguished by its private en-suite shower room. The family bathroom, caters to the discerning needs of the household.

Outdoors, the property unfolds its charm, featuring a manicured rear garde with patio and lawn areas. A hedge-lined front garden augments the cottage's curb appeal, further enhanced by additional patio areas that graciously accommodate outdoor gatherings.

For vehicular convenience, there are three dedicated parking spaces to the rear of the property.

The property is located on the outskirts of Burntwood and is well placed to take full advantage of local shopping facilities together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the

Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

Please see floor-plans for room dimensions.

FRONT SITTING ROOM/DINER:

Stunning feature fireplace with log burner and down-lighting, oak flooring, exposed ceiling beams, radiator, spot lights, composite entrance door, doors to the kitchen, rear lounge, study, rear entrance hall, and stairs to the first floor.

SUPERBLY APPOINTED KITCHEN:

Range of modern fitted matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated appliances including: oven and grill, microwave, new fridge, freezer, dishwasher and washing machine as well as a wine cooler, plinth and cabinet lighting, printed tiled flooring, window to the front.

REAR LOUNGE:

Oak flooring, recess ornamental fireplace, radiators, windows to the side and rear, stable door to the rear garden.

STUDY:

Laminate flooring, radiator, window and Veluk skylight to the rear, ideal for use as a study or snug.

REAR ENTRANCE:

Rear entrance door from the driveway, stone tiled flooring, spot lighting, space for boot and coat storage and door into the guest WC.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, ceiling spot lights, extractor fan, radiator and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms and the family bathroom.





BEDROOM ONE:

Ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point, TV aerial point, windows to the rear, door into the en-suite.

EN-SUITE SHOWER ROOM:

Fully tiled suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated chrome towel rail, extractor, light point and window to the side.

BEDROOM TWO:

Carpeted flooring, ceiling light point, radiator, window to side, ample room for wardrobes and dresser.

BEDROOM THREE:

Carpeted flooring, ceiling light point, radiator, window to front, ample room for wardrobes and dresser.

BEDROOM FOUR:

Carpeted flooring, ceiling light point, radiator, window to front, again with ample room for wardrobes and dresser.

FAMILY BATHROOM:

Fully tiled white comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, light point, extractor, heated towel rail and Velux window to the front.



EXTERNALLY:

At the front is a charming courtyard with patio area and hedged front border offering privacy from the roadside, with oath leading to the front door and side gated entrance to the rear. The mature and well manicured private rear garden feature patio areas and lawn, perfect for families to play and for entertaining guests, with a side gated leading to the driveway with designated parking for three vehicles. The rear driveway is access via The Hollies, a secure gated private road way.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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