



5 Manifold Close, Burntwood, Staffordshire, WS7 9JR

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 5 Manifold Close, Burntwood, Staffordshire, WS7 9JR

# £420,000

# OFFERS OVER / NO CHAIN

Bill Tandy and Company, Burntwood, are pleased to present this spacious five bedroom link detached family home occupying a delightful corner cul de sac position within the popular Church Farm development with views over local green space to the fore. Offering spacious accommodation, the property boasts a generous enclosed rear garden and benefits from UPVC double glazing and gas fired central heating. Requiring general cosmetic upgrading the property could be a fabulous family home with well planned accommodation comprising spacious hall, secondary hall with secondary entrance door, impressive 20'9" x 15'4" living room, separate 19'8" x 10'6" sitting room, inner hallway, kitchen, guests cloakroom, first floor spacious 17'9" min x 14'9" master bedroom with en suite shower room, four further good sized bedrooms and family bathroom. The property sits back behind a driveway providing ample parking and has a 33'2" x 8'9" tandem length garage and a generous enclosed garden to rear and side. An early internal viewing is strongly recommended to fully appreciate both setting, plot size and the full extent of the spacious accommodation throughout.



### SPACIOUS RECEPTION HALL

13' 2" x 10' 6" (4.01m x 3.20m) approached via a composite main entrance door with obscure double glazed insert and double glazed windows to either side and having ceiling light point, wooden effect flooring, a carpeted staircase ascends to the first floor, useful built-in under stairs cupboard, further built-in cupboard, radiator and door to inner hallway and an open arched doorway leads to a SIDE HALL with a UPVC double glazed window to front, smoke detector, radiator and a composite entrance door with obscure double glazed insert opens to to the front passageway and a further door opens to:

### LIVING ROOM

20' 9" x 15' 4" (6.32m x 4.67m) having a focal point chimney breast with a feature ornamental stone fireplace surround with raised hearth and side display plinths housing an open fire, coving, two ceiling light points, two radiators, T.V. aerial socket, dual aspect UPVC double glazed windows overlooking the rear garden, a set of double glazed sliding patio doors open to the patio area and a panelled door opens to:

### SITTING / DINING ROOM ROOM

19' 8" x 10' 6" (5.99m x 3.20m) having a UPVC double glazed window and single glazed window overlooking the rear garden, ornamental beamed ceiling, two ceiling light points, focal point inglenook style fireplace with raised quarry tiled hearth, two radiators and a latch door opens to:

### INNER HALLWAY

with ceiling light point, tiled flooring, radiator and doors leading off to further accommodation.

### GUEST CLOAKROOM

fitted with a white suite comprising w.c., wash hand basin with chrome mono tap, half height ceramic wall tiling and ceramic tiled floor.



### KITCHEN

8' 2" x 9' 8" (2.49m x 2.95m) having a range of wooden fronted wall and base level storage cupboards incorporating display cabinets, complementary roll top work surfaces, part ceramic splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, built-in four ring electric hob with concealed extractor hood, separate eye-level oven and grill, plumbing for washing machine, space for fridge and freezer, ceiling light point, tiled flooring and UPVC double glazed window to front.

### FIRST FLOOR LANDING

having ceiling light point, loft access hatch, built-in airing cupboard and panelled doors lead off to further accommodation.

### MASTER BEDROOM

25' 3" max (17'9" min) x 14' 9" (7.70m max 5.41m min x 4.50m) this impressively sized master bedroom has dual aspect UPVC double glazed windows overlooking the rear garden, ceiling light point, radiator, built-in double wardrobes, further UPVC double glazed window to front and door to:



#### **EN SUITE SHOWER ROOM**

having low level W.C, pedestal wash hand basin, walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, full height ceramic splashback wall tiling, radiator and an obscure UPVC double glazed window to front.

#### **BEDROOM TWO**

10' 7" x 10' 1" (3.23m x 3.07m) having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and built-in double wardrobe.

#### **BEDROOM THREE**

10' 1" x 9' 2" (3.07m x 2.79m) having a UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

#### **BEDROOM FOUR**

10' 3" x 8' 9" (3.12m x 2.67m) having a UPVC double glazed window to front, coving, ceiling light point and radiator.

#### **BEDROOM FIVE**

10' 7" x 7' 3" (3.23m x 2.21m) having UPVC double glazed window to front, ceiling light point and radiator.



#### **BATHROOM**

having a suite comprising low level W.C., pedestal wash hand basin and panelled bath, part ceramic splashback wall tiling, radiator, wooden effect flooring and an obscure single glazed window to side.

#### **OUTSIDE**

The property is pleasantly located within a corner position of this cul de sac with pleasant views over towards green space to the fore. There is a tarmac driveway extending across the front of the property providing ample parking for numerous vehicles, a side gate leads to the rear garden and there is an open canopy porch to the main entrance door. Set to the rear is a generous fence enclosed rear and side garden providing a good degree of privacy having a vast paved patio area with spacious lawned gardens beyond incorporating various plants and herbaceous shrubs and trees. There is also a concrete dog run area.

#### **TANDEM GARAGE**

33' 2" x 8' 9" (10.11m x 2.67m) approached via a vehicular up and over entrance door and having light and power points, courtesy door to the internal accommodation and a further part glazed door opens



to the rear garden.

#### **COUNCIL TAX**

Band E.

#### **TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

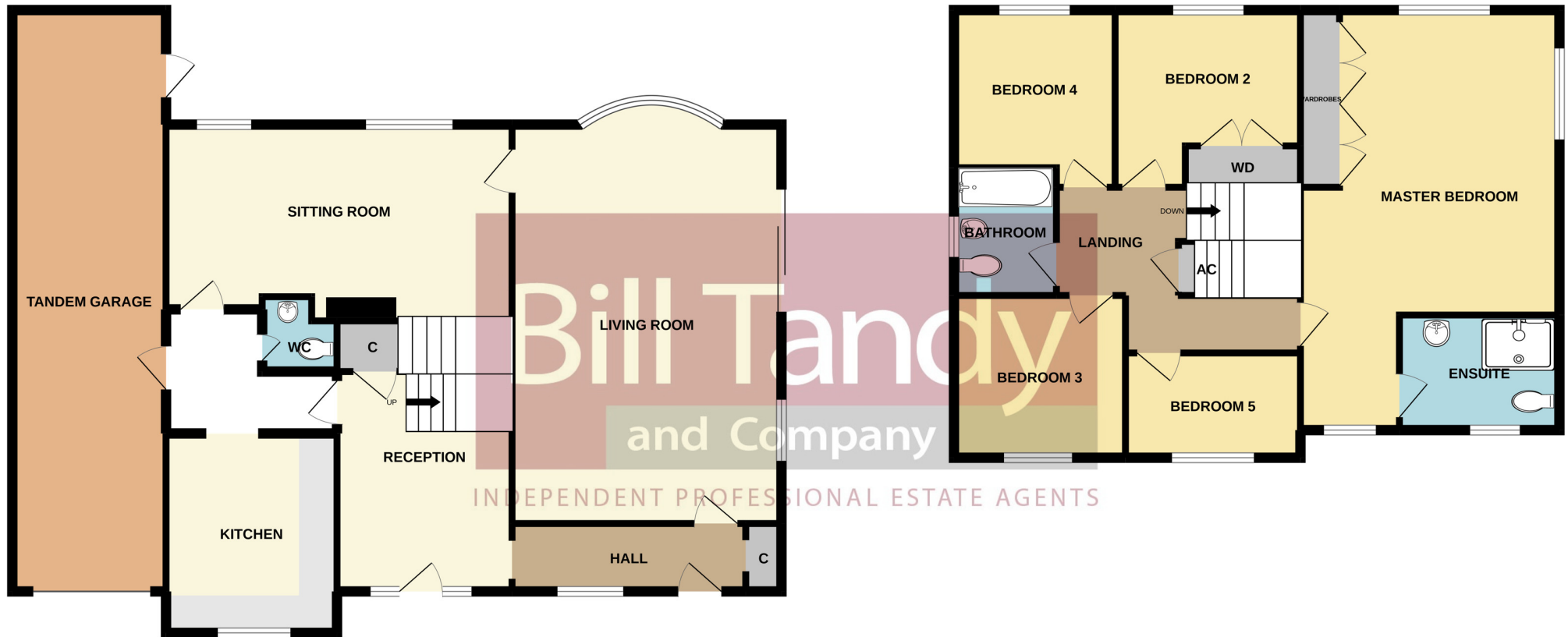
#### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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