



6 Mansion Drive, Hammerwich, Burntwood, Staffordshire  
, WS7 0JD

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

## 6 Mansion Drive, Hammerwich, Burntwood, Staffordshire, WS7 0JD

# £695,000

Bill Tandy and Company are delighted to be offering to the market this executive detached four bedroom family home in a sought after cul de sac location. Situated on Mansion Drive in ever-popular Hammerwich offering the convenience of modern living with excellent local amenities, whilst still having that rural feel being in a small village. Having easy access to excellent local schools and amenities in nearby Burntwood only a few minutes driving distance away, this property offers a wealth of accommodation to suit most buyers. The accommodation briefly comprises four double bedrooms with the master having an en suite shower room, three reception rooms, fitted breakfast kitchen with feature central island, lovely fore and rear gardens, a detached double garage and plenty of off road parking. an early viewing is considered essential to fully appreciate the quality accommodation on offer.



### PITCHED CANOPY PORCH

having wood effect UPVC double glazed entrance door with double glazed panel and window over, light point, ceramic tiled flooring with underfloor heating and UPVC opaque double glazed door with opaque double glazed panels opens to:

### RECEPTION HALL

this fabulous space has a modern open plan feeling with an opening into the breakfast kitchen, doors to further accommodation, ceramic tiled flooring with underfloor heating, two ceiling light points, stairs with glazed balustrade to first floor with storage space beneath, radiator with decorative cover and UPVC double glazed window to front.

### VESTIBULE/STORAGE AREA

having a continuation of the ceramic tiled flooring with underfloor heating, recessed downlights, cupboard with sliding door and door to:

### GUESTS CLOAKROOM

having built-in work surface with hidden cistern low level W.C., wash hand basin with storage beneath, recessed downlights, ceramic tiled flooring with underfloor heating, radiator and UPVC opaque double glazed window to rear.

### MAIN LOUNGE

4.90m max into bay x 4.50m (16' 1" max into x 14' 9") having coved ceiling, ceiling light point, feature walk-in UPVC double glazed bay window, radiator, modern floating gas real flame fire and double doors opening to the sitting room.

### SITTING ROOM

4.00m x 3.40m (13' 1" x 11' 2") having coved ceiling, radiator, ceiling light point, UPVC double glazed double doors with UPVC double glazed side panels out to the garden and feature media wall with recess for T.V. and sound bar along with decorative recesses for personal effects.

### DINING ROOM

3.40m x 3.30m (11' 2" x 10' 10") approached via glazed double doors and having a continuation of the ceramic tiled flooring with underfloor heating, radiator, ceiling light point and UPVC double glazed double doors leading out to the garden patio area.



### BREAKFAST KITCHEN

5.50m x 3.20m (18' 1" x 10' 6") having a continuation of the ceramic tiled flooring with underfloor heating, recessed downlights, wooden Shaker style units comprising base cupboards and drawers with granite work tops above, matching wall mounted cupboards with under-cupboard lighting, feature central island with power points, extra cupboard storage and wine fridge, integrated five burner hob with overhead extractor, integrated eye-level double oven and grill, inset one and a half bowl sink and drainer with mono mixer tap, built-in microwave, space and plumbing for American style fridge/freezer, integrated washer/dryer and integrated dishwasher, corner cupboard housing the Worcester boiler, UPVC double glazed window to front, UPVC opaque double glazed door to side and UPVC double glazed double doors out to the rear patio garden.

### FIRST FLOOR LANDING

having two UPVC double glazed windows to front, ceiling light point, loft access hatch, storage cupboard with double doors and further doors leading off to:

### BEDROOM ONE

4.50m x 4.30m max into wardrobes (14' 9" x 14' 1" max into wardrobes) having ceiling light point, radiator, UPVC double glazed window to rear, built-in wardrobes to one wall and door to:

### EN SUITE SHOWER ROOM

having modern slate style tiling, low level W.C., double shower cubicle with mains plumbed shower fitment with rainfall effect, double width modern floating wash hand basin with two drawers below, recessed downlights, UPVC opaque double glazed window to rear and chrome heated towel rail.



#### BEDROOM TWO

4.50m max into wardrobes x 3.30m (14' 9" max into wardrobes x 10' 10") having UPVC double glazed window to front, ceiling light point, radiator and fitted wardrobes to one wall with triple sliding doors.

#### BEDROOM THREE

3.50m x 2.80m (11' 6" x 9' 2") having UPVC double glazed window, ceiling light point, radiator and built-in double wardrobes.

#### BEDROOM FOUR

3.20m x 2.50m (10' 6" x 8' 2") having UPVC double glazed window to rear, ceiling light point and radiator.

#### FAMILY BATHROOM

3.70m x 1.90m (12' 2" x 6' 3") having shower cubicle with mains plumbed dual head shower fitment including rainfall effect and glazed splash screen, low level W.C., central slipper bath with central tap fitments, twin floating wash hand basins with tiled splashbacks, tiled flooring, recessed downlights, UPVC opaque double glazed window to rear and chrome heated towel rail.

#### OUTSIDE

The property is set well back from the road behind a lovely landscaped foregarden having lawn, mature shrubs and bushes and a double width block paved driveway providing ample off road parking leading to the detached double garage and front porch. To the rear of the property is a full width paved patio seating area incorporating an area behind the garage ideal for a hot tub with wall mounted speakers, shed, decorative dwarf wall leading to the lawn beyond having a composite decked area to one side with summerhouse, conifers to the rear for screening and well thought out raised decked seating area perfect for entertaining.



#### DETACHED DOUBLE GARAGE

5.00m x 4.80m (16' 5" x 15' 9") approached via an electric roller entrance door and having UPVC double glazed window to rear and opaque glazed door to side.

#### COUNCIL TAX

Band G.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
EU Directive 2002/91/EC			
England, Scotland & Wales			

#### TENURE

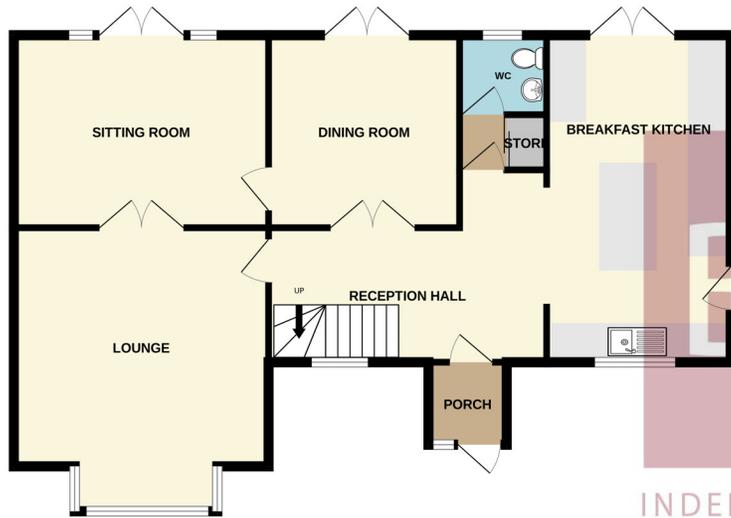
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### 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](mailto: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.

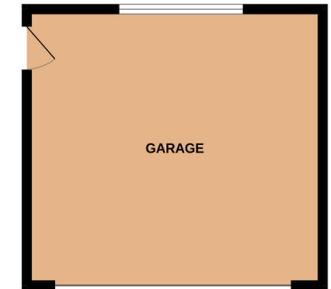
GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



GARAGE  
278 sq.ft. (25.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2092 sq.ft. (194.3 sq.m.) approx.

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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