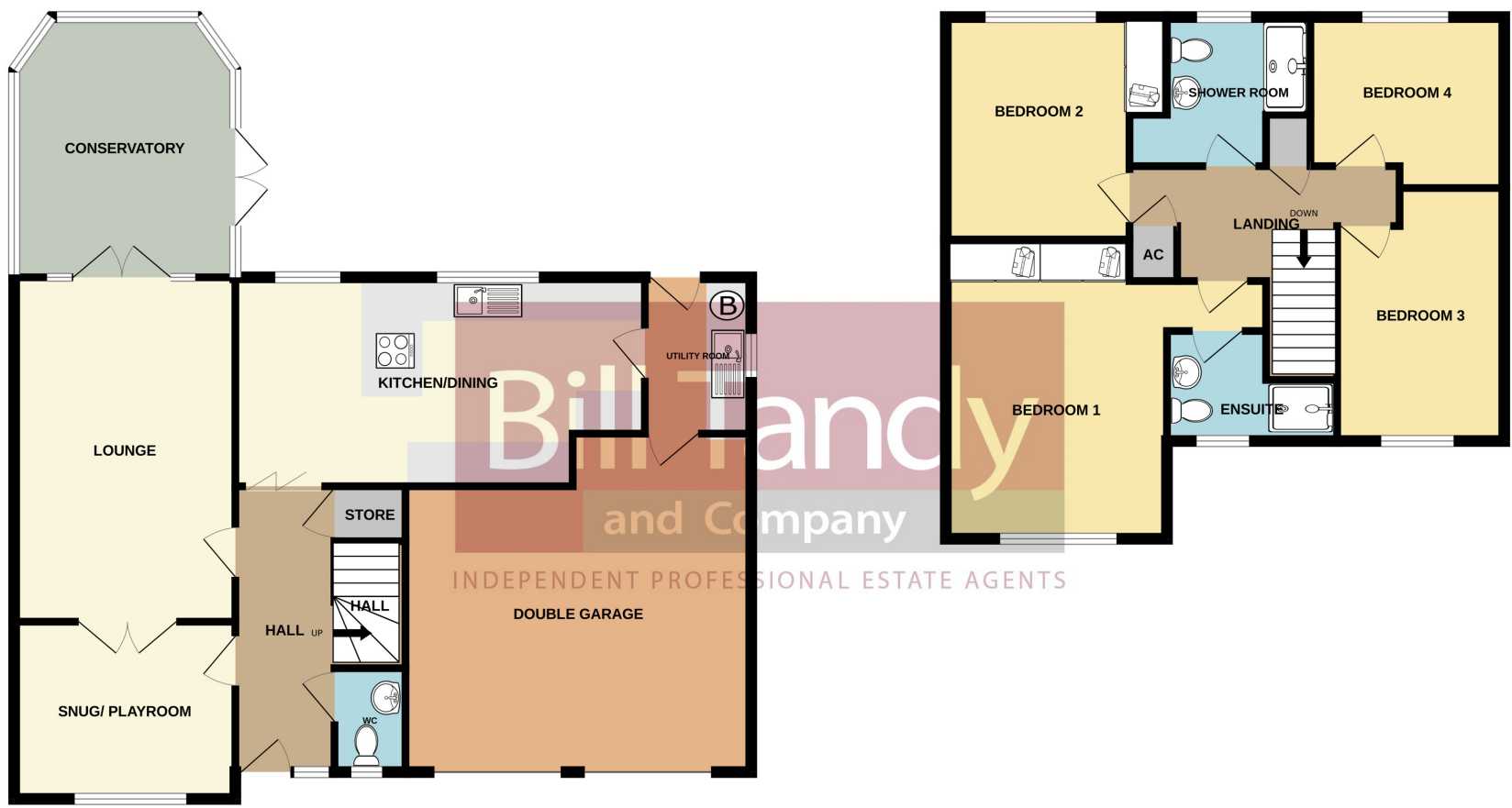




GROUND FLOOR

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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6 Freer Drive, Burntwood,
Staffordshire, WS7 9QJ

£525,000 Freehold
Offers Over

What a rare opportunity! Bill Tandy & Company, Burntwood are excited to be able to offer to the market this exceptional four bedroom detached family home on the highly desirable Freer Drive, offering breath-taking views over the neighbouring farmland to the front. Situated in the popular St Mathews residential area this beautifully designed home boasts a hi-specification Kitchen with adjoining dining area and separate utility along side two further reception rooms and a relaxing conservatory. With spacious interiors and easy access to outstanding local schools and amenities this executive property provides the perfect blend of luxury and comfort. Don't miss this rare opportunity - Call us to book your viewing today!



ENTRANCE HALL
approached via a UPVC opaque glazed front door with matching opaque glazed side screen and having hi quality wood effect flooring, recessed LED downlights, radiator, stairs to first floor, under stairs cupboard and doors to further accommodation.

GUESTS CLOAKROOM
having ceramic tiled flooring, modern suite comprising low level W.C., vanity wash hand basin with tiled splashbacks and cupboard storage beneath, ceiling light point, coving, heated towel rail and UPVC opaque double glazed window to front.

LOUNGE
5.30m x 3.40m (17' 5" x 11' 2") having a continuation of the hi-quality wood effect flooring, feature focal point fireplace with wooden mantel and surround, marble hearth and recess housing a gas real flame coal effect fire, two radiators, two ceiling light points, coving, wooden framed glazed internal double doors opening to the dining room and UPVC double glazed French doors with side panels opening to the conservatory.

SNUG/PLAY ROOM
3.40m x 2.70m (11' 2" x 8' 10") having a continuation of the wood effect flooring, ceiling light point, coving, radiator, UPVC double glazed window overlooking the open fields to the front and door to hallway.

DINING KITCHEN
6.30m x 3.20m (20' 8" x 10' 6") approached via contemporary wooden framed obscure glazed double bi-fold doors and having a continuation of the hi-quality wood effect flooring, this open family space comprises of a shaped resin work surface with inset induction hob with ceiling mounted floating extractor fan, inset ceramic one and a half bowl sink and drainer with mono mixer tap, all mounted upon modern high gloss slate grey base units with matching high gloss light grey wall units, integrated wine fridge, Siemens dishwasher, shaped corner cupboards, incorporating a recess for stools to use as a breakfast bar, separate floor to ceiling units incorporating integrated eye-level Bosch oven, eye-level dual Bosch dual microwave and oven with plate warmer below, space and plumbing for American style fridge/freezer. Also having decorative LED under-counter lighting and plinth lights in the kick boards, two radiators, recessed LED downlights, two UPVC double glazed windows overlooking the rear garden and door to utility.

UTILITY
2.30m x 1.60m (7' 7" x 5' 3") having ceramic tiled flooring, recessed downlights, radiator, roll top work surface with high gloss units beneath matching those in the kitchen, space and plumbing for washing machine, inset ceramic one and a half bowl sink and drainer, tiled splashback, door to garage, UPVC double glazed window to side and double glazed door leading out to the rear garden patio.



UPVC DOUBLE GLAZED CONSERVATORY
4.00m x 3.40m (13' 1" x 11' 2") having tinted glass temperature controlled roof, half height brick wall, UPVC double glazed double doors out to the decked area and ceiling fan/light.

FIRST FLOOR LANDING
having airing cupboard housing sealed cylinder, radiator, smoke detector, LED lighting, storage cupboard, loft access hatch and doors leading off to further accommodation.

BEDROOM ONE
3.90m x 3.30m (12' 10" x 10' 10") (excluding built-in wardrobes) having recessed downlights, ceiling light point, radiator, coving, five door built-in wardrobes and UPVC double glazed window with fantastic view of the open fields beyond. Door to:

EN SUITE SHOWER ROOM
having modern patterned tiled floor, tiling to walls, modern suite comprising low level W.C. with hidden cistern, wash hand basin on high gloss units with two drawers and overhead mirrored wall cupboard, double shower with glazed door, mains plumbed dual head shower unit with rainfall effect, heated towel rail, UPVC opaque double glazed window to front, recessed LED downlights, extractor fan and wall mounted shaver socket.

BEDROOM TWO
3.40m x 2.80m (11' 2" x 9' 2") (excluding built-in wardrobes) having radiator, UPVC double glazed window overlooking the rear garden, ceiling light point, coving and triple door built-in wardrobes with opaque glazing.

BEDROOM THREE
4.00m max (3.43m min) x 2.50m (13' 1" max x 8' 2") having ceiling light point, radiator, coving, recess ideal for built-in wardrobes and UPVC double glazed window overlooking the open fields to the front.



BEDROOM FOUR
2.90m x 2.60m (9' 6" x 8' 6") having ceiling light point, radiator, coving and UPVC double glazed window overlooking the rear garden.

SHOWER ROOM
having modern suite comprising low level W.C. with hidden cistern, vanity wash hand basin with wood effect pull-out drawers beneath and shelving, wall mounted illuminated mirror above, shelved recess ideal for towel storage with heated towel rail behind, further heated towel rail, double shower cubicle with mains plumbed dual head shower head with rainfall effect, modern patterned ceramic tiled floor, floor to ceiling tiled walls, recessed LED downlights, extractor fan and UPVC opaque double glazed window to rear.

OUTSIDE
The property occupies a prime position on the development at the head of Freer Drive overlooking the open fields towards Coulter Lane and is accessed via a private road leading to its own private block paved double width driveway, lawned foregarden with mature shrubbery border and block paved access to the side gate leading to the rear garden. The rear garden has been beautifully landscaped with a shaped central lawn, wooden illuminated decked area accessed from the conservatory, paved patio area, pergola with wooden trellising screening a paved area housing a metal shed and bin store, lovely pebbled border around the conservatory and lawn and corner paved seating area, shaped flower beds with various plants and shrubs, outside power points, outside taps and courtesy lighting.

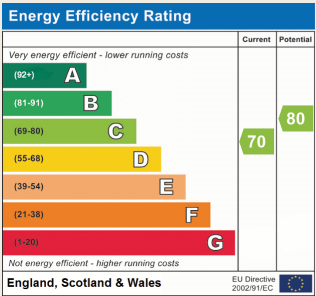
INTEGRAL DOUBLE GARAGE
5.30m x 5.30m (17' 5" x 17' 5") having two up and over entrance doors, access to loft space, power, lighting, and work surface and storage units to the rear.



COUNCIL TAX
Band E.

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.



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, Bumtwood, Staffordshire, WS7 0BJ on 01543 670 055 or bumtwood@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.