



16 Follows End, Burntwood, Staffordshire, WS7 3QZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**16 Follows End, Burntwood,
Staffordshire, WS7 3QZ**

£365,000

Offers in Region of

Bill Tandy and Company are delighted to offer for sale this recently built and modern detached family home superbly located on the desirable Burntwood Manor development. One of the distinct features of the property is its superb secluded setting with open lawned views to front. The development is situated a short distance away from Morrisons supermarket and is within walking distance of both Chasewater and nature walks. For the commuter nearby road links include the M6 Toll provide ideal access to nearby towns and cities. The property which was built in 2018 enjoys the balance of its NHBC guarantee and briefly comprises hall, guests cloakroom, lounge with media wall, superb open plan dining kitchen, laundry room, four first floor bedrooms, one having an en suite shower room, and family bathroom. The gardens is generously proportioned and certainly larger than the average garden on the development having gardens to front and rear, side parking and the garage has been converted into a garden room/office/games room (this could be converted back to a garage if required). We strongly recommend an internal viewing for the property to be fully appreciated.



RECEPTION HALL

approached via a composite front entrance door and having polished porcelain tiled floor, double glazed window to side, stairs to first floor with store cupboard below, radiator and doors to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, polished porcelain tiled floor, radiator and white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

LOUNGE

4.56m x 3.26m (15' 0" x 10' 8") having double glazed window to front, radiator, feature media wall with recessed spaces ideal for fireplace and wall mounted T.V. and coved ceiling.

DINING KITCHEN

5.76m x 4.06m max (18' 11" x 13' 4" max) this stunning open plan and re-appointed dining kitchen has double glazed windows and French doors to rear, polished porcelain tiled floor, radiator, two ceiling light points, base cupboards and drawers with work surfaces above with matching splashback, wall mounted storage cupboards with downlighting, inset stainless steel one and a half bowl sink, inset oven with four ring gas hob and extractor fan above and glass splashback, integrated fridge/freezer and integrated dishwasher. Door to:

LAUNDRY ROOM

1.72m x 1.17m (5' 8" x 3' 10") having double glazed window to side, radiator, tiled floor and work surface with space below for washing machine and tumble dryer.

FIRST FLOOR LANDING

having double glazed window to side, radiator, airing cupboard and doors to:

BEDROOM ONE

2.98m x 2.59m (9' 9" x 8' 6") having double glazed window to front, radiator and fitted wardrobes with sliding mirrored doors. Door to:



EN SUITE SHOWER ROOM

having an obscure double glazed window to side, LVT floor and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and double shower cubicle with brick effect metro tiles and shower appliance over.

BEDROOM TWO

3.02m x 2.94m (9' 11" x 9' 8") having double glazed window to rear and radiator.

BEDROOM THREE

2.74m max x 2.48m (9' 0" max x 8' 2") having double glazed window to front, radiator and recess ideal for wardrobe.

BEDROOM FOUR

2.65m x 1.99m (8' 8" x 6' 6") having double glazed window to rear and radiator.

FAMILY BATHROOM

1.79m x 1.57m (5' 10" x 5' 2") having LVT floor, radiator, double glazed window to side and modern white suite comprising pedestal wash hand basin, low flush W.C. and bath with full ceiling height splashback tiled surround and shower head attachment and shower screen.



OUTSIDE

The property is superbly positioned in a secluded spot at the end of this desirable cul de sac with open views to front of the adjacent lawned field area. The property is approached via a shared tarmac driveway with side gate to rear garden, and there is a shaped lawned foregarden with pathway to front door. One of the distinct features of the property is its superb sized rear garden having a paved patio area ideal for entertaining with shaped lawn beyond, space behind the garage for a storage shed, external lighting, fenced and walled surround and French doors lead to the garden room.

GARDEN ROOM/OFFICE

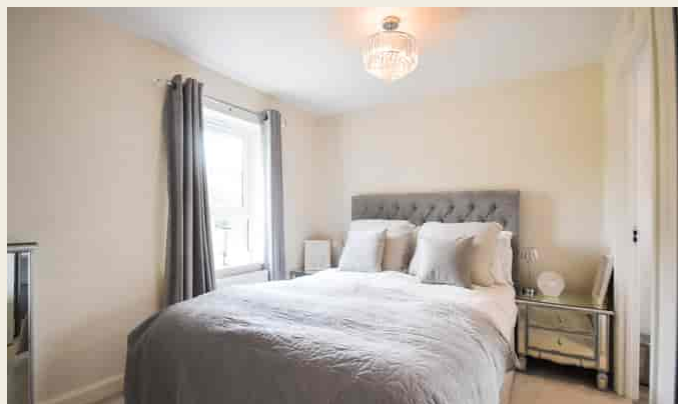
(not measured) formed from part of the original garage this converted garage is currently used as a superb office/games room located from the rear garden. (This could be converted back to a garage if required subject to the purchaser's requirements).

COUNCIL TAX

Band D.

SERVICE CHARGE

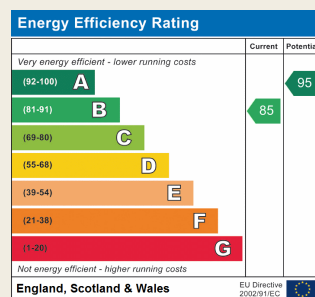
We understand from the vendors there is a Service Charge payable, currently at £138 per annum.



FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected
Electric and Gas – connected
Phone – connected

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



TENURE

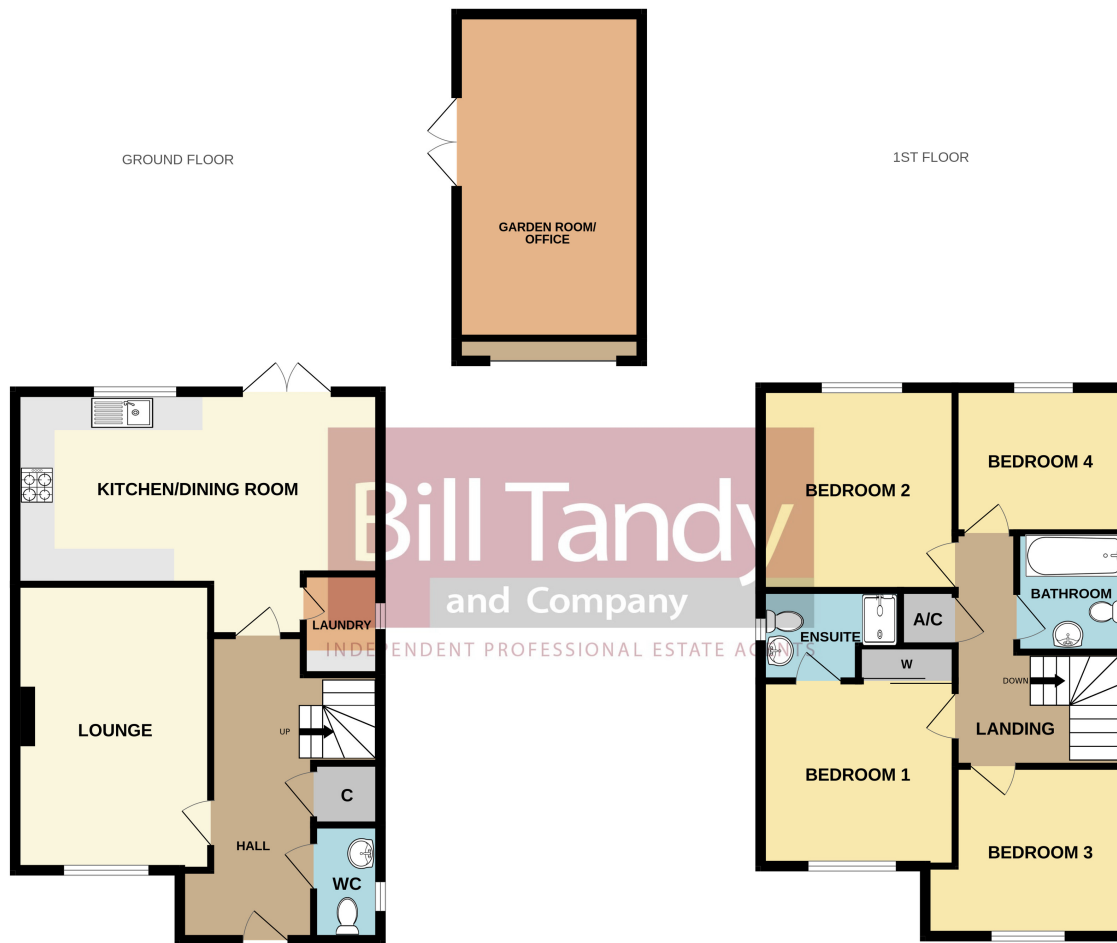
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.



16, FOLLOWS END, BURNTWOOD, WS7 3QZ

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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 burntwood@billtandy.co.uk
 Tel: 01543 670 055

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