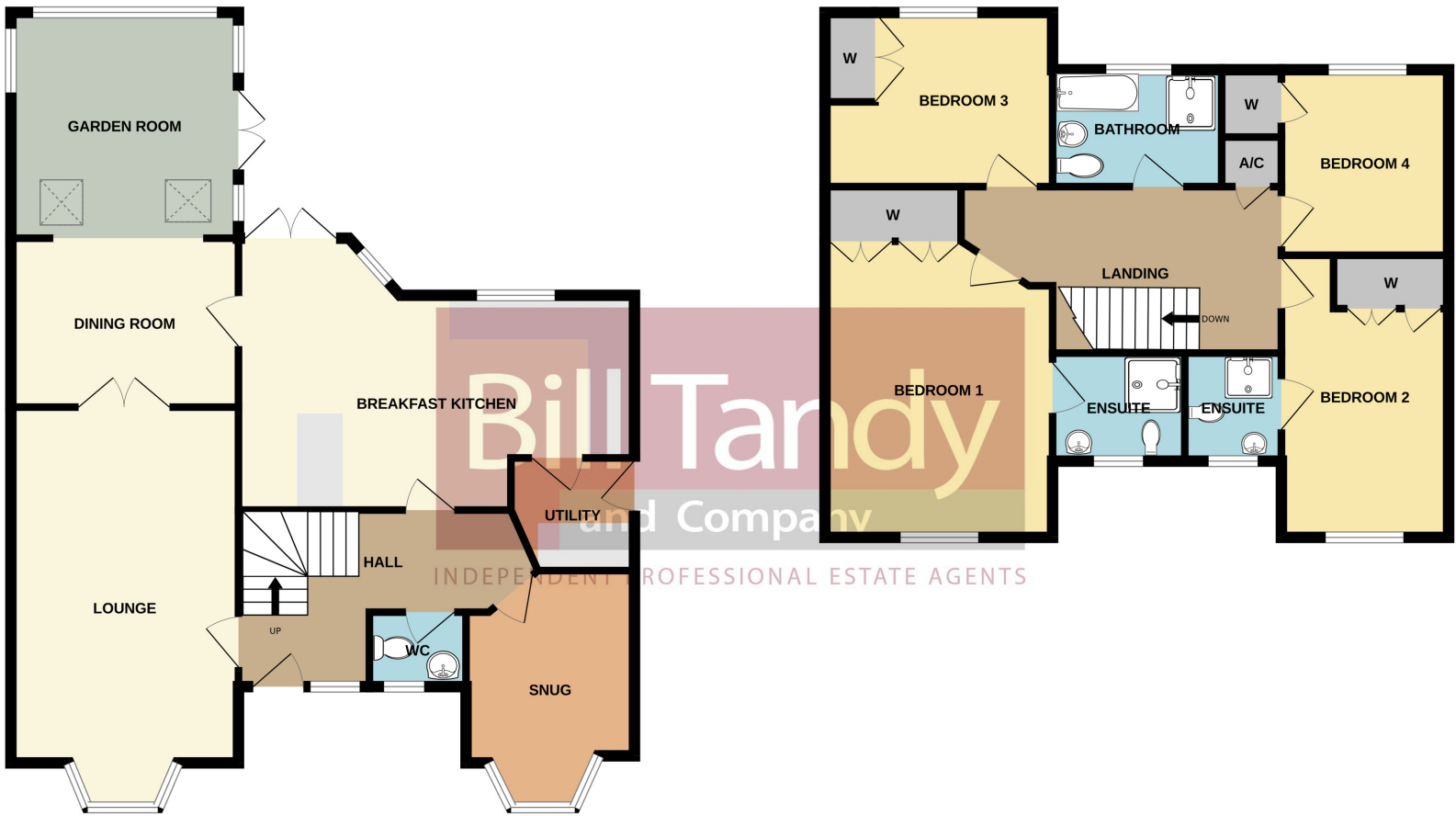


DRAFT

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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5 Freer Drive, Burntwood,
Staffordshire, WS7 9QJ

£565,000 Freehold

Bill Tandy & Company are delighted to present this well-appointed four-bedroom detached property, offering generous family accommodation in the sought-after St. Matthews development.

A particular highlight of the home is the fabulous contemporary refitted breakfast kitchen and utility room, featuring a breakfast bar that creates a welcoming and sociable family hub. The main dining room conveniently adjoins this space with wide opening to the garden room, perfect for entertaining and family meals. Additional ground floor accommodation includes an elegant lounge and snug providing flexibility for work, relaxation, or play.

Upstairs, the first-floor landing serves four bedrooms, with both the master bedroom and bedroom two benefiting from re-fitted en suite shower rooms. The principal family bathroom has also been tastefully refitted. Externally, the property features a double garage, driveway, and enjoys open aspect views to the rear and right-hand side. Further benefits include uPVC double glazing, gas-fired central heating, and a security alarm system. A truly impressive home — stylish, spacious, and ready to welcome its next family.



THROUGH RECEPTION HALLWAY

Approached via an opaque composite upvc door with matching opaque side, turning stairs returning to the first floor accommodation with turned balustrade handrail, thermostat control, radiator, smoke alarm, coved ceiling, ceiling light point, doors to further accommodation:

GUEST CLOAKROOM

fitted with a traditional style suite comprising low level w.c., wall mounted hand wash basin with traditional wooden drawer unit below, contemporary tiled splash backs, matching traditional wooden style wall mounted mirrored storage unit, opaque upvc double glazed window to front elevation, ceiling light point and radiator.

LOUNGE

16' 5" x 11' 11" (5.00m x 3.63m) with upvc double glazed walk-in bay window to front elevation, feature focal point fireplace surround with marble effect inset and raised hearth housing a coal effect living flame gas fire, two radiators, coved ceiling, two ceiling light point, t.v. aerial socket, glazed double doors opening to:

DINING ROOM

11' 11" x 8' 11" (3.63m x 2.72m) with panelled door to kitchen, radiator, coved ceiling, ceiling light point, wide opening leading through to the garden room with modern wood effect flooring.

GARDEN ROOM

13' 5" x 9' 7" (4.09m x 2.92m) a lovely bright room and addition to the property with solid insulated roof, with two double glazed windows, floor to ceiling upvc double glazed wall overlooking the garden, additional upvc double glazed window and upvc double glazed French doors leading out to the patio, ceiling light point, with continuation of the modern wood effect flooring.

SNUG

9' 5" x 6' 10" (2.87m x 2.08m) with upvc double glazed walk-in bay window to front elevation, telephone point, radiator, ceiling light point.

FABULOUS REFITTED FAMILY BREAKFAST KITCHEN

20' 7" x 11' 3" (6.27m x 3.43m) having a comprehensive range of contemporary high gloss fronted matching wall and base level storage cabinets incorporating deep pan drawers and a matching fitted breakfast bar / table seating up to approx. 7 people again having base level storage cabinets and drawers, complementary quartz work surfaces and ceramic tiled splash back, inset sink and drainer unit with chrome style mono tap, fitted stainless steel 5 ring hob with stainless steel extractor hood, eye level microwave and oven, integral dishwasher, space suitable for large fridge freezer, under cupboard display lighting, inset ceiling spot lighting to the kitchen area, ceramic tiled flooring throughout, t.v aerial socket suitable for plasma t.v., radiator, useful pantry storage cupboard, upvc double glazed window and set of double glazed French doors with upvc double glazed windows to side overlooking the rear garden, panelled door to dining room.



REFITTED UTILITY ROOM

having a range of matching contemporary high gloss fronted wall and base level units with complementary work surfaces, ceramic splash back wall tiling with inset sink and drainer with mono tap, plumbing for automatic washing machine and space for tumble dryer, wall mounted central heating boiler, radiator, extractor fan, upvc double glazed door to outside.

FIRST FLOOR LANDING

approached via the returning staircase from the reception hallway with turned balustrade handrail and having loft access hatch, built-in airing cupboard housing hot water tank and slatted linen shelving, , radiator with ornamental cover, doors leading off to further accommodation :

MASTER BEDROOM

14' 1" x 12' (4.29m x 3.66m) with feature high ceilings, upvc double glazed window to front elevation, triple fitted wardrobe, radiator, telephone point, t.v. aerial socket, ceiling light point, panelled door to

REFITTED ENSUITE SHOWER ROOM

Fitted with a modern white suite comprising low level w.c., wall mounted hand wash basin with high gloss storage unit below with slatted shelving and deep drawers and wall mounted illuminated mirror above, walk in shower cubicle with glazed splash screen door with mains shower having dual head fitment, modern complimentary part ceramic tiled floor and floor to ceiling tiled walls, radiator, recessed LED downlights. with upvc double glazed obscured window to front elevation

BEDROOM TWO

10' 5" x 9' 4" (3.18m x 2.84m) with upvc double glazed window to front elevation, wall to wall range of fitted wardrobes, radiator, ceiling light point, t.v aerial socket, panelled door to :



REFITTED ENSUITE SHOWER ROOM

fitted with a modern white suite with low level w.c., enclosed shower cubicle with glazed entrance door and mains shower having dual head fitment, wall mounted wash hand basin with high gloss storage unit below incorporating deep drawers and wall mounted illuminated mirror above, radiator, recessed downlights, extractor fan, tiled floor and floor to ceiling tiling.

BEDROOM THREE

11' 11" x 9' 1" (3.63m x 2.77m) with upvc double glazed window to rear elevation, two double and one single wardrobe, radiator, ceiling light point.

BEDROOM FOUR

9' 9" x 9' 4" (2.97m x 2.84m) with upvc double glazed window to the rear elevation, double fitted wardrobe, radiator, ceiling light point.

RE-FITTED FAMILY BATHROOM

fitted with a modern 4 piece suite comprising low level hidden cistern w.c., wall mounted hand wash basin with storage unit below with shelving and drawer, panelled bath and enclosed corner shower cubicle with tinted glass sliding door and wall mounted mains shower with dual head fitment, feature tiled wall enclosure with wall recess for storage, nonslip flooring, half height wall tiling, wall to wall mounted mirror, recessed downlights, extractor fan, heated towel rail, opaque upvc double glazed window to rear aspect.

DETACHED DOUBLE GARAGE

18' 3" x 18' 1" (5.56m x 5.51m) with 2 electric roller shutter doors, electric power and lighting, useful roof storage area, courtesy door to garden.



OUTSIDE

The property is approached via a shared block paved driveway and offers a newly laid resin driveway leading up to the front door and double garage extending through the side access to the rear of the property, open canopy porch to the main entrance door with courtesy light.

To the rear is a pleasant fence enclosed garden with both southerly aspect and adjacent farmland off to the right hand side, a raised composite decked area provides an ideal space for Alfresco dining and entertaining with porcelain paved edging, mainly lawned garden beyond with railway sleeper raised beds, further porcelain paved seating area.

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.

FURTHER INFORMATION/SUPPLIES

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

COUNCIL TAX 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, 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.