



Manifold Close,
Burntwood, WS7 9JR

Offers in the Region Of £395,000

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CHURCH FARM ESTATE Welcome to Manifold Close, a tastefully refined and meticulously finished three bedroom link detached property situated on the sought after Church Farm Estate in Burntwood Green.

Internally this sublime family home features an inviting entrance hallway, spacious living room with feature bay window, beautiful kitchen diner finished to a high spec with granite work surfaces, integral appliances and Belfast Sink. The ground floor also has a separate utility room with guest W/C and also a spacious garage.

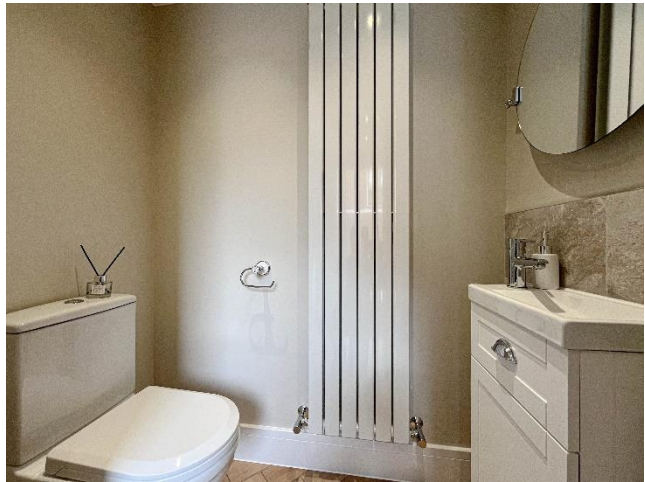
Stairs lead to the first floor where the property boasts three generous bedrooms, two being double with built in wardrobes and one being a good sized single. Completing the first floor is the family bathroom which has also being refinished.

Outside is a pleasant privately enclosed rear garden with lawn area and patio space. To the fore is a block paved multi vehicle driveway.

Nearby amenities include a handful of shops, easily accessible transport links and also primary and secondary schools including Fulfen Primary School within walking distance.

DO NOT MISS YOUR CHANCE TO VIEW!!!!









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th March 2025

Property Specification

SOUGHT AFTER LOCATION - CHURCH FARM ESTATE
BEAUTIFULLY FINISHED THROUGHOUT
HIGH SPEC KITCHEN DINER & UTILITY ROOM
THREE GENEROUS BEDROOMS
NEAR TO FULFEN PRIMARY SCHOOL

Hallway

Living Room 5.50m (18'1") max x 3.37m (11'1")

Kitchen Diner 5.17m (17') x 3.40m (11'2")

Utility Room 3.00m (9'10") x 2.72m (8'11") max

W/C

Garage

Landing 3.27m (10'9") x 1.76m (5'9") plus 1.45m (4'9") x 1.45m (4'9")

Bedroom 1 3.02m (9'11") x 3.01m (9'11") plus 1.45m (4'9") x 1.45m (4'9")

Bedroom 2 3.20m (10'6") x 3.02m (9'11") plus 1.45m (4'9") x 1.45m (4'9")

Bedroom 3 2.46m (8'1") x 2.22m (7'3") plus 1.45m (4'9") x 1.45m (4'9")

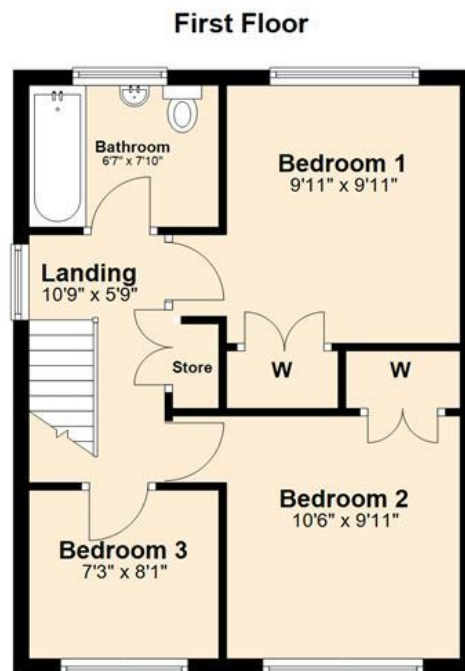
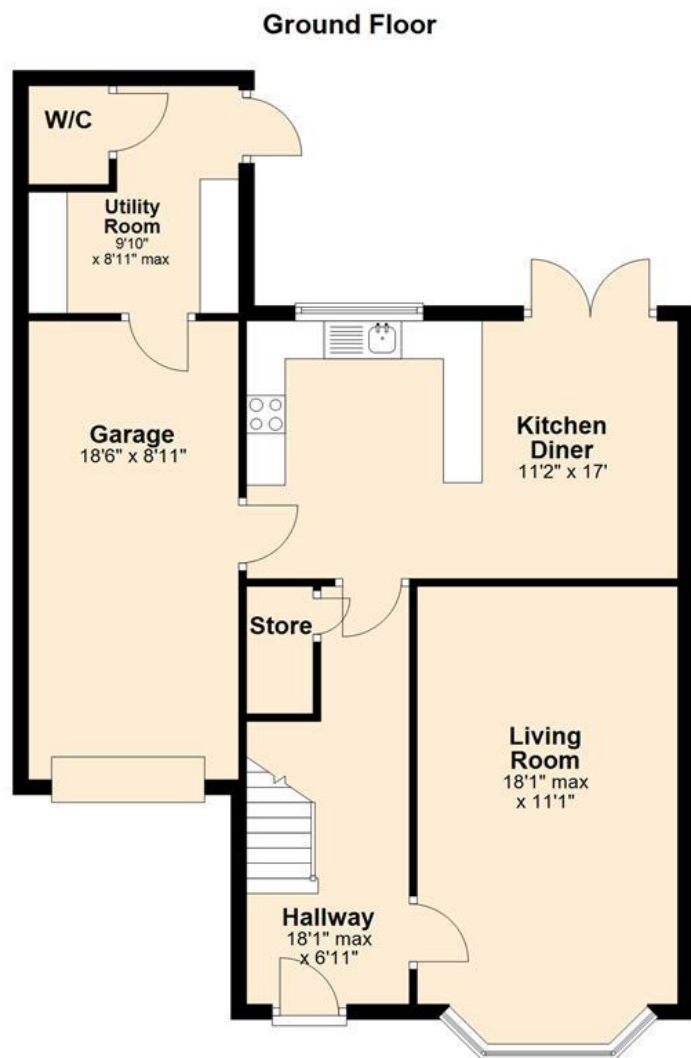
Bathroom 2.39m (7'10") x 2.00m (6'7") plus 1.45m (4'9") x 1.45m (4'9")

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

