



**Connells**

Manifold Close  
Burntwood



### Property Description

A DECEPTIVELY SIZED THREE BEDROOM PROPERTY SET WITHIN THE POPULAR LOCATION OF BURNTWOOD.

Welcome to Manifold Close a fantastic sized link detached family home which has been lovingly updated throughout and updated. upon entrance to the property, you will be greeted with an entrance hall with doors leading either side to generous lounge and kitchen diner. The lounge sits at the fore of the property with a private non overlooked aspect. The kitchen diner is to the rear which has been updated to a modern standard with stairs to the first floor and access to the conservatory and rear garden. To the first floor there are two good sized double bedrooms and a single with a family shower room. The whole property has been updated to a modern standard and is in ready to move in condition with the added bonus of a private driveway for up to three cars and car port and a garage.



An absolute must see property!

### Guest W/C

### Lounge

18' 9" x 10' 8" ( 5.71m x 3.25m )

### Kitchen

9' 7" x 9' ( 2.92m x 2.74m )

### Entrance Hall

### Dining Room

15' 8" x 9' 5" ( 4.78m x 2.87m )

### Conservatory

10' 9" x 9' 6" ( 3.28m x 2.90m )

### Bedroom One

12' 9" x 11' 1" ( 3.89m x 3.38m )

### Bedroom Two

12' 10" x 7' ( 3.91m x 2.13m )

### Bedroom Three

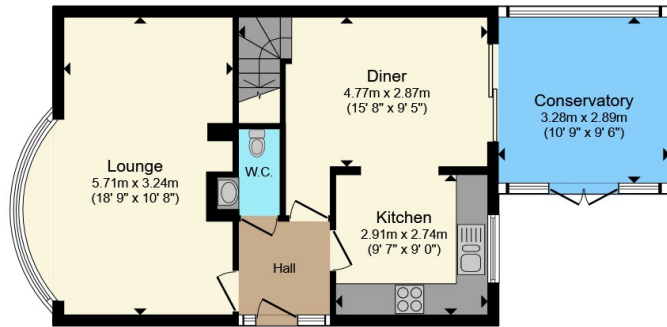
9' 9" x 8' 11" ( 2.97m x 2.72m )

### Family Bathroom

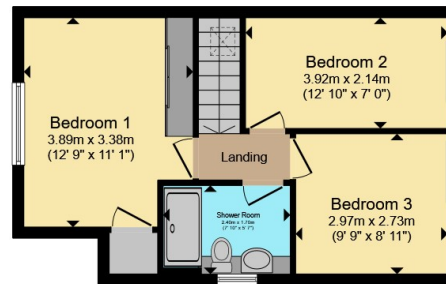








**Ground Floor**



**First Floor**

Total floor area 97.8 m<sup>2</sup> (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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11 & 13 Bore Street  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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