



Manifold Close, Church Farm,
Burntwood, WS7 9JR

Offers in the Region Of £370,000

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CORNER POSITION WOW! Welcome to Manifold close, a beautifully presented three bedroom property situated on the ever popular Church Farm Estate in Burntwood with the added benefit of an enviable corner plot position.

Internally this deceptively spacious home features an inviting entrance hallway, generous living room, modern kitchen with Neff appliances and quartz work surfaces leading into an open plan dining area. Completing the ground floor is the versatile conservatory and guest W/C.

Stairs lead to the first floor where you have three good sized bedrooms with a modern family bathroom.

Outside is a well manicured rear garden perfect for any growing family or keen gardener and to the fore is a multi vehicle driveway with car port. You also have a garage with utility area at the rear and this can be accessed through the front and also back garden.

Nearby amenities include a handful of shops, easily accessible transport links, well regarded schools including walking distance to Fulfen Primary School. Lichfield City Centre is around a 15 minute drive away and is a wonderful historic city with plenty of lovely restaurants and walks around.

CALL NOW TO VIEW!!!











Property Specification

CORNER PLOT
BEAUTIFULLY PRESENTED THROUGHOUT
SOUGHT AFTER LOCATION
THREE BEDROOMS
TWO RECEPTION ROOMS

Hallway

Living Room 18' 9" x 10' 8" (5.71m x 3.24m)

Dining Room 15' 8" x 9' 5" (4.77m x 2.87m)

Kitchen 9' 7" x 9' 0" (2.91m x 2.74m)

Conservatory 10' 9" x 9' 6" (3.28m x 2.89m)

Landing

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

Bedroom Two 12' 10" x 7' 0" (3.92m x 2.14m)

Bedroom Three 9' 9" x 8' 11" (2.97m x 2.73m)

Bathroom 7' 10" x 5' 7" (2.40m x 1.70m)

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.

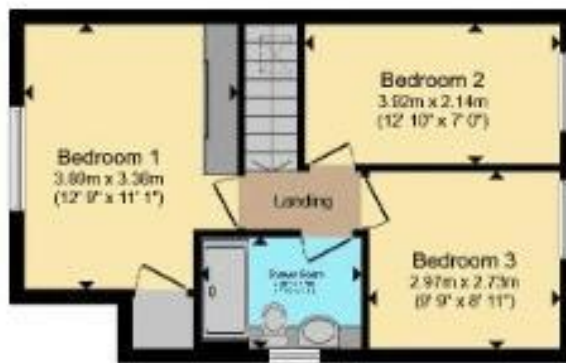
Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Ground Floor



First Floor

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

