



Hillcrest Rise,
Burntwood, WS7 4SH

Offers in the Region Of £310,000

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Welcome to Hillcrest Rise, an immaculately presented and meticulously finished three bedroom semi detached family home situated in the ever popular Burntwood/Hammerwich borders.

An internal inspection reveals an inviting entrance hall, spacious family living room with lovely views of the rear garden, high specification hand finished kitchen with integral appliances and kept in wonderful condition and completing the kitchen is the useful storage/utility space.

The ground floor also boasts a separate dining space, large double bedroom and modern ground floor bathroom complete with bath and walk in shower.

Stairs lead to the first floor where you will find two more double bedrooms and a recently refitted shower room with extra storage. There is also useful eaves storage space too.

Outside is a simply stunning rear garden perfect for any growing family or keen gardener.

To the fore is a paved multi vehicle driveway and access to a large single garage. There is also easy side access to the right of the property.

Nearby amenities include easily accessible transport links, highly regarded local school, a handful of shops and also peaceful walks in nearby countryside.

CALL NOW TO VIEW!!!







Property Specification

Hall

Living Room 5.41m (17'9") max x 3.78m (12'5")

Kitchen/Diner 4.40m (14'5") x 3.03m (9'11")

Dining/Snug Room 2.97m (9'9") x 2.71m (8'11")

Landing

Bedroom 1 3.76m (12'4") x 3.64m (11'11")

Bedroom 2 5.49m (18') x 3.71m (12'2") plus 0.17m (0'7") x 0.17m (0'7")

Bedroom 3 3.55m (11'8") x 3.02m (9'11")

Bathroom 2.50m (8'2") x 1.98m (6'6")

Shower Room 4.02m (13'2") x 1.50m (4'11")

Garage

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:

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

