



Garrick Rise,
Burntwood, WS7 9HR

£317,000

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Introducing Garrick Rise... a wonderful four bedroom family residence situated just a stones throw from Burntwood Park and also the highly regarded Fulfen Primary School and Highfields Primary School.

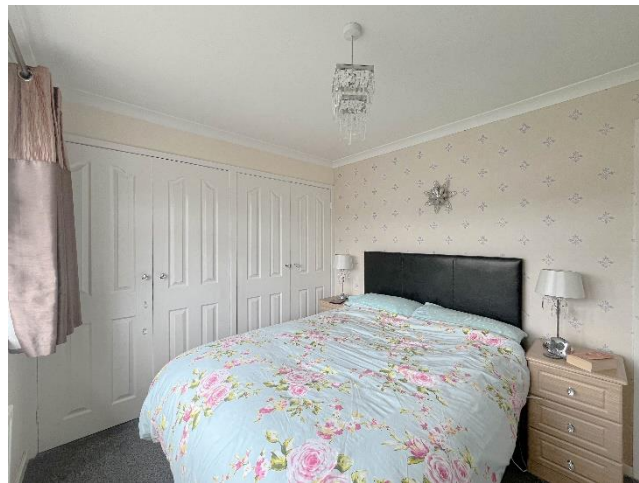
An internal inspection will reveal a welcoming entrance hall, guest W/C, spacious lounge diner, large kitchen, four generous bedrooms and a family bathroom.

There is also a useful garage space, lovely garden perfect for any growing family and a multi vehicle driveway providing off road parking.

Nearby amenities include easily accessible transport links, local shops and both primary and secondary schools.

CALL NOW TO BOOK YOUR VIEWING!!!







Property Specification

SOUGHT AFTER LOCATION
NEAR TO FULFEN & HIGHFIELDS PRIMARY
FOUR BEDROOMS
LARGE RECEPTION ROOM
SPACIOUS KITCHEN

Hall

W/C

Lounge Diner 18' 8" x 12' 9" (5.69m x 3.89m)

Kitchen 11' 4" x 9' 8" (3.45m x 2.95m)

Landing

Bedroom One 10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Two 9' 9" x 8' 2" (2.97m x 2.49m)

Bedroom Three 8' 6" x 8' 2" (2.59m x 2.49m)

Bedroom Four 9' 7" x 6' 7" (2.92m x 2.01m)

Shower Room 6' 7" x 6' 3" (2.01m x 1.91m)

Garage 17' 7" x 8' 2" (5.36m x 2.49m)

Agent's Note:

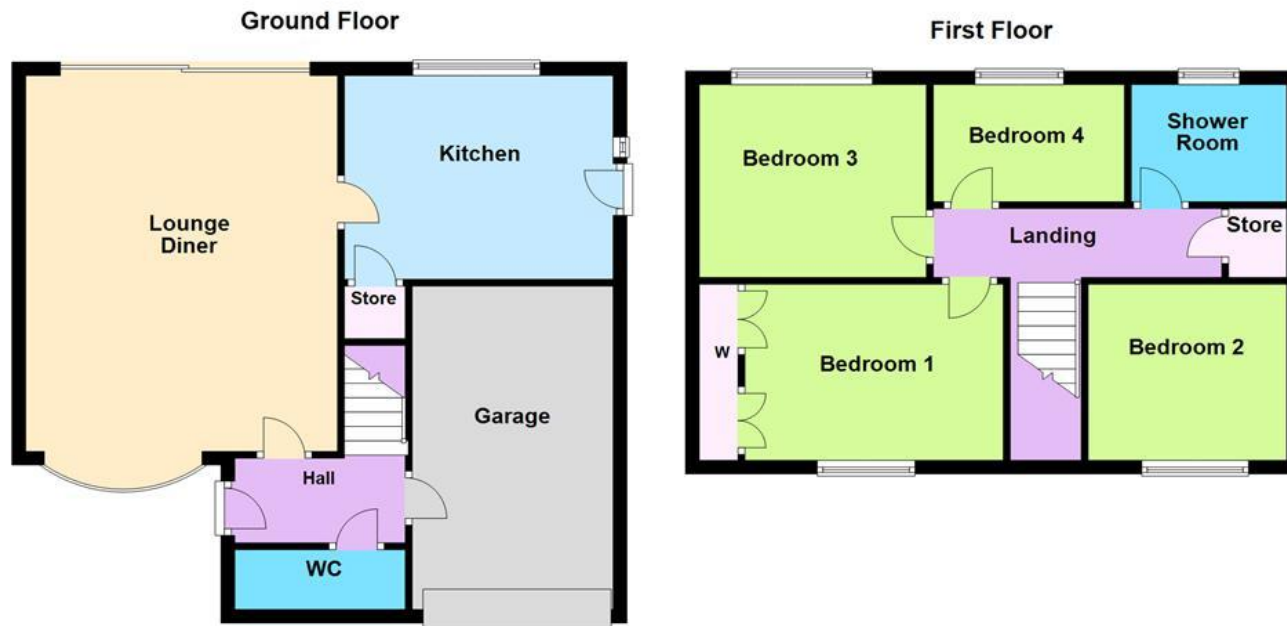
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: C
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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

