



Manor Rise, Burntwood, WS7 4TR

Offers in the Region Of £225,000

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Paul Carr Estate Agents are delighted to bring to market this well presented three bedroom family home situated on a popular residential street in Burntwood.

Offered for sale with NO ONWARD CHAIN this wonderful property features an inviting reception hall, spacious family living room, good sized kitchen, three generous bedrooms and also a family bathroom.

Outside is a privately enclosed rear garden that is well manicured and the perfect space for any growing family.

To the fore is a multi vehicle driveway and access to a single garage great for additional storage.

Nearby amenities include easily accessible transport links, highly regarded local schools and also a handful of shops.

CALL NOW TO VIEW!!!





Property Specification

NO ONWARD CHAIN
SOUGHT AFTER LOCATION
WELL PRESENTED THROUGHOUT
SPACIOUS LIVING ROOM
THREE GENEROUS BEDROOMS

Porch

Hallway 4.62m (15'2") x 2.93m (9'7")

Kitchen 5.12m (16'10") x 1.98m (6'6")

Living Room 5.12m (16'10") x 2.99m (9'10")

Garage

Landing

Bedroom 1 5.13m (16'10") x 3.07m (10'1")

Bedroom 2 3.57m (11'9") x 3.08m (10'1")

Bedroom 3 4.23m (13'11") x 2.03m (6'8")

Bathroom 2.00m (6'7") x 1.98m (6'6")

Agent's Note:

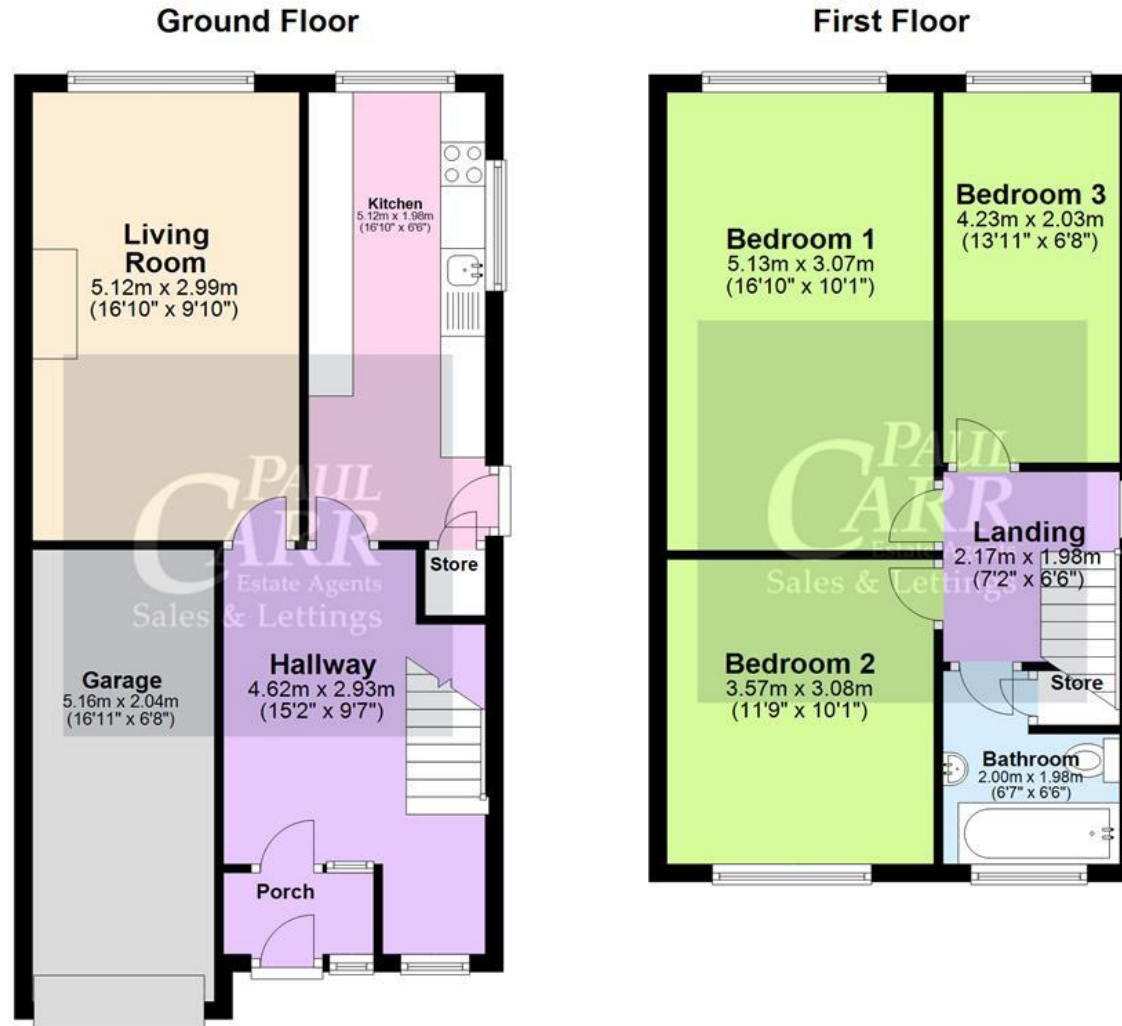
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B
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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

