



Emmanuel Road,  
Burntwood, WS7 9AD

Offers in the Region Of £200,000

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Welcome to Emmanuel Road, Burntwood. Paul Carr Estate Agents are delighted to bring to market this three bedroom, semi detached property on a popular residential estate in Burntwood.

Downstairs the property has a spacious living area, and an open plan kitchen/ dining space with room for appliances. Upstairs the property has three good sized bedrooms and a family bathroom. To the rear of the property is a lovely garden, with a patio and grassed area.

The property also has its own garage, perfect for extra storage , and a block paved driveway to the fore, ideal for parking.

Close to local shops, schools and transport links, this property has everything you need right on your doorstep!

**CONTACT US TO ARRANGE A VIEWING!!**





## Property Specification

THREE BEDROOMS  
SPACIOUS LIVING AREA  
OPEN PLAN KITCHEN / DINING SPACE  
PRIVATE REAR GARDEN  
CHARMING REAR GARDEN

### Hallway

Spacious Living Room 14' 4" x 12' 6" (4.37m x 3.80m)

Kitchen Diner 17' 1" x 14' 4" (5.21m x 4.36m)

### Landing

Bedroom One 14' 3" x 10' 4" (4.35m x 3.16m)

Bedroom Two 9' 4" x 7' 10" (2.85m x 2.38m)

Bedroom Three 9' 4" x 6' 4" (2.85m x 1.94m)

### Bathroom

### Agent's Note:

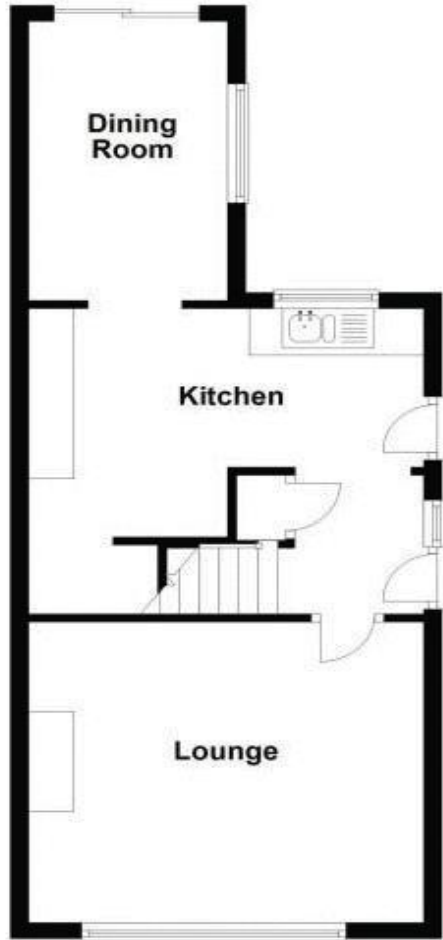
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

