



Manor Rise,
Burntwood, WS7 4TR

Offers in the Region Of £200,000

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Welcome to Manor Rise, a superbly presented four bedroom property situated in the heart of Burntwood making this an ideal family home/first time purchase.

An internal inspection reveals an inviting entrance porch, generous kitchen, large family lounge diner and completing the ground floor is the versatile fourth bedroom/additional sitting room.

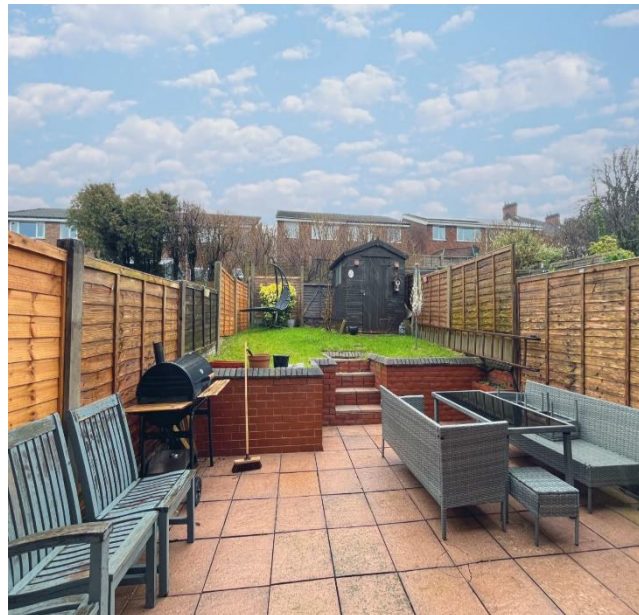
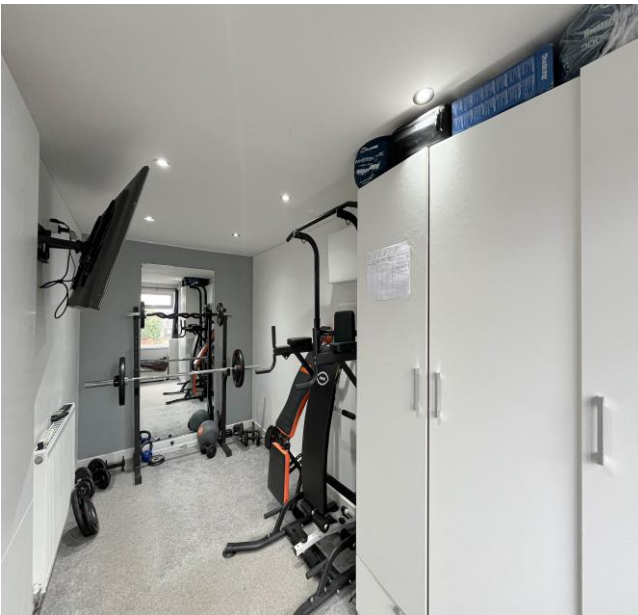
Stairs lead to the first floor where the property boasts three good sized bedrooms and also a family bathroom.

Outside is a pleasant and privately enclosed rear garden and to the fore is the rare addition of a multi vehicle driveway.

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

CALL NOW TO VIEW!!!





Property Specification

FOUR BEDROOMS
SOUGHT AFTER LOCATION
NEAR TO SCHOOLS, SHOPS AND TRANSPORT LINKS
MOTIVATED SELLERS
PRIVATELY ENCLOSED REAR GARDEN

Porch 2.73m (8'11") x 1.14m (3'9")

Kitchen 3.37m (11'1") x 2.78m (9'1")

Living Room 5.12m (16'10") max x 4.25m (13'11")

Bedroom 4/Add. Sitting Room 5.00m (16'5") x 2.29m (7'6")

Landing

Bedroom 1 3.86m (12'8") x 3.20m (10'6") plus
3.00m (9'10") x 3.00m (9'10")

Bedroom 2 4.00m (13'1") x 3.20m (10'6")

Bedroom 3 2.94m (9'8") max x 2.42m (7'11")

Bathroom 2.61m (8'7") x 1.82m (6') plus 3.00m (9'10") x 3.00m (9'10")

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

