



Manor Rise,  
Burntwood, WS7 4TS

**Offers in the Region Of £180,000**

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3  2  1 

Welcome to Manor Rise, a well presented three bedroom terraced property situated in the sought after Burntwood area and offered for sale with NO ONWARD CHAIN.

Internally you have a welcoming entrance hall, modern kitchen, spacious lounge diner, three generous bedrooms and a family bathroom.

Outside is a good sized rear garden and there is parking to the fore of the property.

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

CALL NOW TO VIEW!!!







## Property Specification

SOUGHT AFTER LOCATION  
NEAR TO SCHOOLS, SHOPS AND TRANSPORT LINKS  
LARGE LOUNGE DINER  
MODERN KITCHEN AND BATHROOM  
GOOD SIZED REAR GARDEN

Porch

Hallway

W/C

Kitchen 9' 9" x 8' 6" (2.97m x 2.59m)

Living Room 14' 10" x 13' 5" (4.52m x 4.09m)

Landing

Bedroom One 12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom Two 9' 11" x 8' 10" (3.02m x 2.69m)

Bedroom Three 8' 7" x 5' 9" (2.62m x 1.75m)

Bathroom

### Agent's Note:

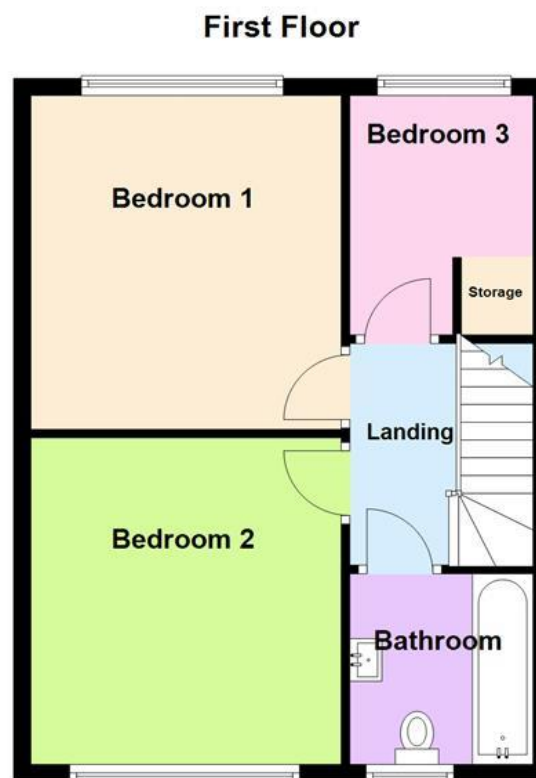
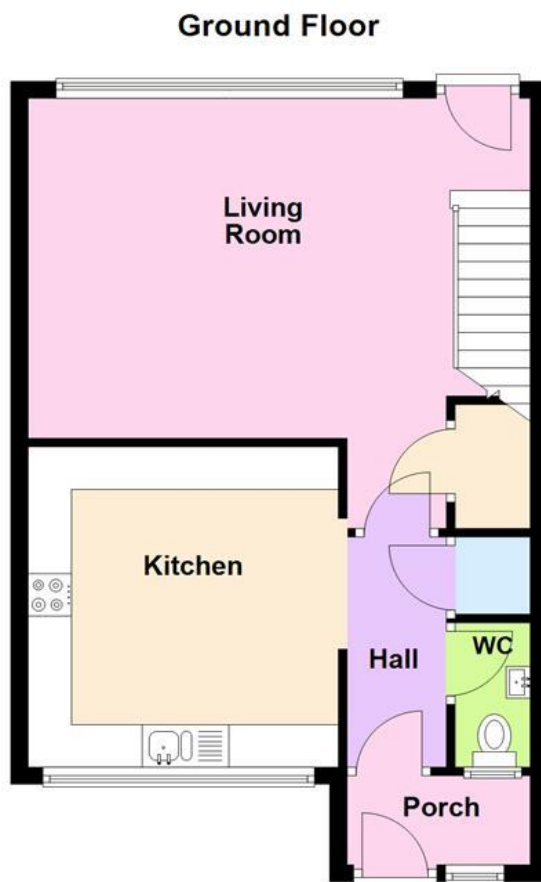
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

