

HUNTERS[®]

HERE TO GET *you* THERE



Manor Rise

Burntwood, WS7 4TS

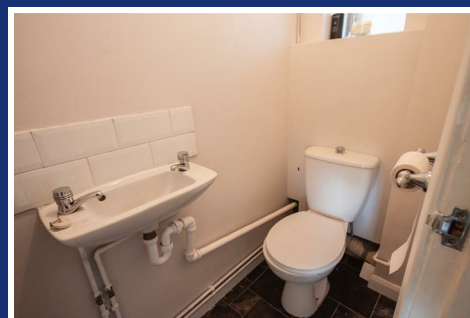
Asking Price £175,000



Council Tax: A



- TERRACED HOUSE
- LOUNGE
- GUEST CLOAKROOM, BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- FITTED KITCHEN
- SEALED UNIT DOUBLE GLAZING
- FRONT GARDEN
- GARAGE IN A NEARBY BLOCK



Hunters Burntwood are pleased to offer For Sale this freehold terraced house which is ideal for First Time Buyers. The property has the benefit of sealed unit double glazing & gas radiator central heating and in brief comprises; porch, hall, guest cloakroom, fitted kitchen, lounge, landing, three bedrooms, bathroom, front garden, enclosed rear garden and garage situated in a nearby block.

PORCH

with a sealed unit double glazed front window, sealed unit double glazed front door. tiled floor and cupboard containing meters.

HALL

having a front entrance door, radiator, tiled floor and storage cupboard.

GUEST CLOAKROOM

having a low flush W.C., hand basin, radiator and front window.

KITCHEN

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

fitted with a range of matching base, drawer & wall mounted units, wood grain work surfaces incorporating a 1 1/2 bowl stainless steel sink top, 4 ring electric hob with oven beneath, space for a fridge freezer, space & plumbing for an automatic washing machine, glass decorative wall tiles, wall mounted Worcester combination boiler and sealed unit double glazed front window.

LOUNGE

14'10" (max) x 12'0" (13'5" max) (4.52m (max) x 3.66m (4.09m max))

having a sealed unit double glazed rear window, sealed unit double glazed rear door with matching window alongside, radiator, cable TV point, telephone point, under stairs cupboard and stairway to the first floor.

LANDING

having a ceiling hatch to the roof space.

BEDROOM 1

12'0" x 8'10" (3.66 x 2.69)

having a sealed unit double glazed rear window and radiator.

BEDROOM 2

9'11" x 8'10" (3.02 x 2.69)

having a sealed unit double glazed front window and radiator.

BEDROOM 3

8'7" x 5'9" (2.62 x 1.75)

with a sealed unit double glazed rear window, radiator and wardrobe.

BATHROOM

fitted with a white suite incorporating a panel bath with Mira shower & screen above, low level W.C., handbasin with cupboard beneath, tiled splash backs, towel radiator and sealed unit double glazed front window.

GARAGE

single garage situated in a nearby block

OUTSIDE

To the front of the property is a paved path to the front entrance with slate chippings alongside. To the rear the property is enclosed by fencing, paved patio area, exterior light, lawn and gate to the rear.



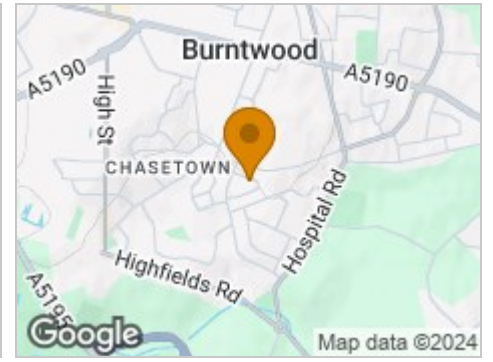
Road Map



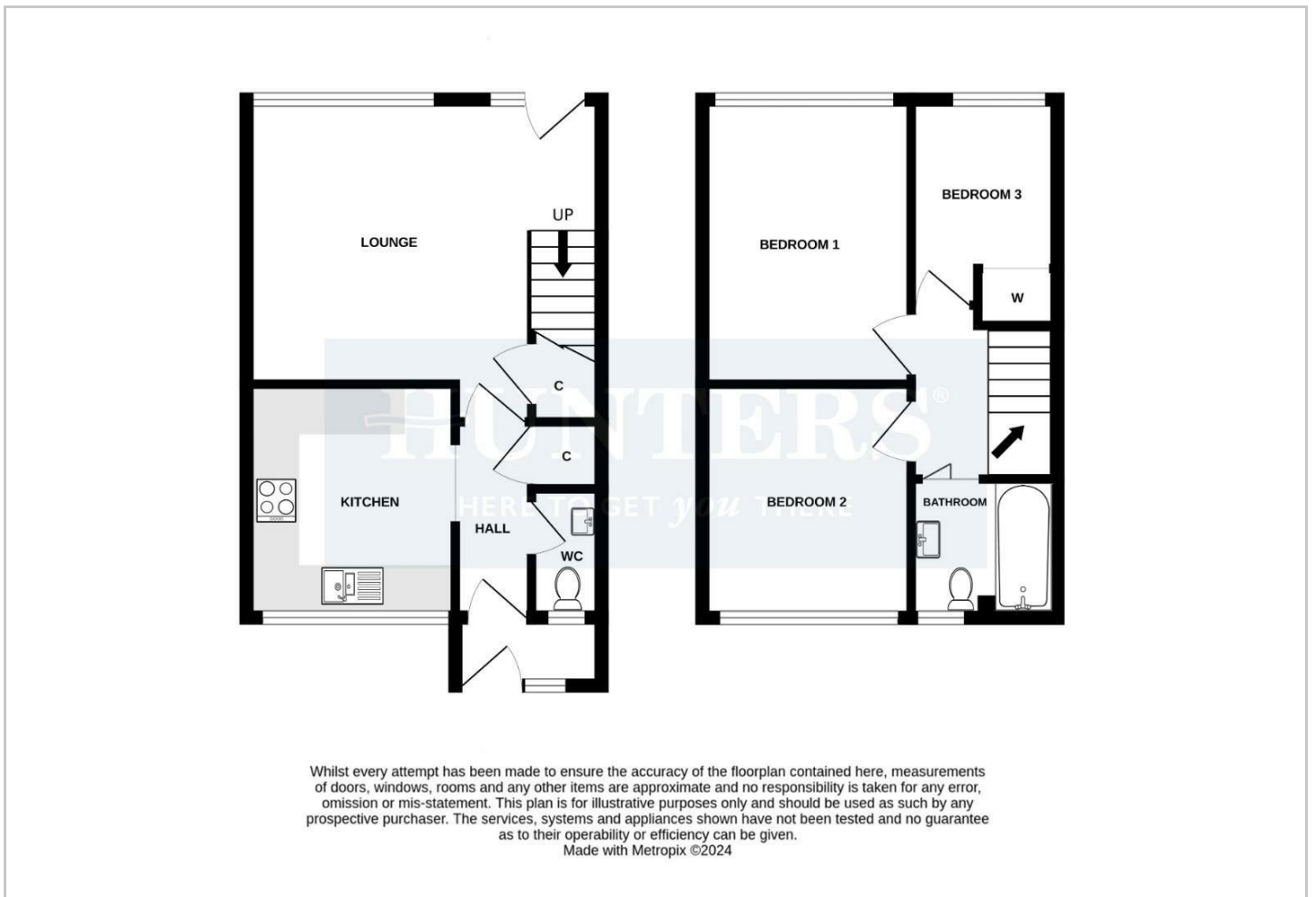
Hybrid Map



Terrain Map



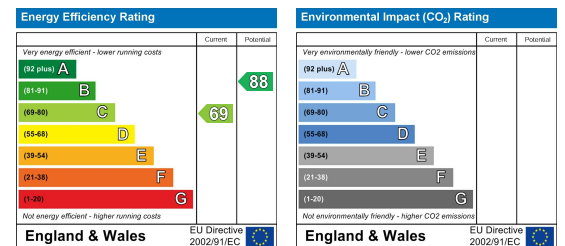
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.