



Manor Rise
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached house being offered with NO ONWARD CHAIN.

The property boast a spacious living and sleeping accommodation which briefly comprises: porch, large entrance hallway/diner, galley kitchen, rear lounge, landing, three good sized bedrooms and a family bathroom.

There is also an integral garage, front driveway and private rear garden with attractive planted borders, patio area and lawn.

The property benefits from UPVC double glazing and gas central heating throughout.

The property is well placed to take full advantage of local shopping facilities available at Swan Island and on Chasetown High Street, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL/DINER:

8' 7" x 11' 0" (2.62m x 3.35m)

Accessed through the front porch it features: Carpeted flooring, ceiling light point, radiator, room for breakfast table and chairs, stairs to first floor and doors to the lounge and kitchen.

LOUNGE:

9' 10" x 15' 10" (3.00m x 4.82m)

Feature fireplace ornamental fireplace, carpeted flooring, exposed ceiling beams, TV aerial sockets, ceiling and wall light points, radiator, window to the rear garden.

GALLEY STYLE KITCHEN:

6' 5" x 15' 10" (1.96m x 4.82m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, washing machine, dryer and fridge-freezer, light point, large pantry store cupboard, windows to the side and rear, door to the side accessing the garden.

INTEGRAL GARAGE:

7' 10" x 16' 1" (2.40m x 4.91m)

Up and over metal door, light point and electric sockets.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to three bedrooms, family bathroom and loft access space.

MASTER BEDROOM:

9' 10" x 16' 1" (3.00m x 4.91m)

Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 10" x 11' 0" (3.00m x 3.35m)

Carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

6' 8" x 13' 0" (2.03m x 3.96m)

Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

Suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, airing cupboard and window to front.

EXTERNALLY:

At the front is a tarmac drive with parking for two vehicle which leads to the front entrance door and garage. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, plus a variety of shrubs and flowerbeds.



VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



