

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



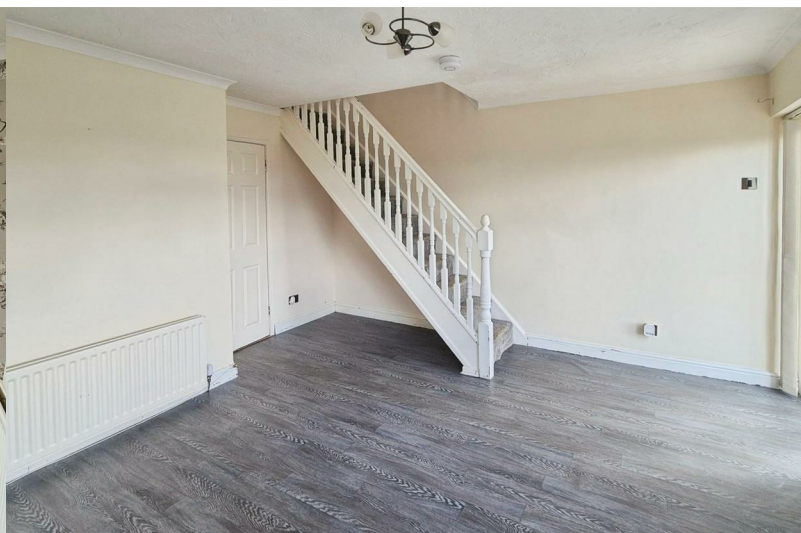
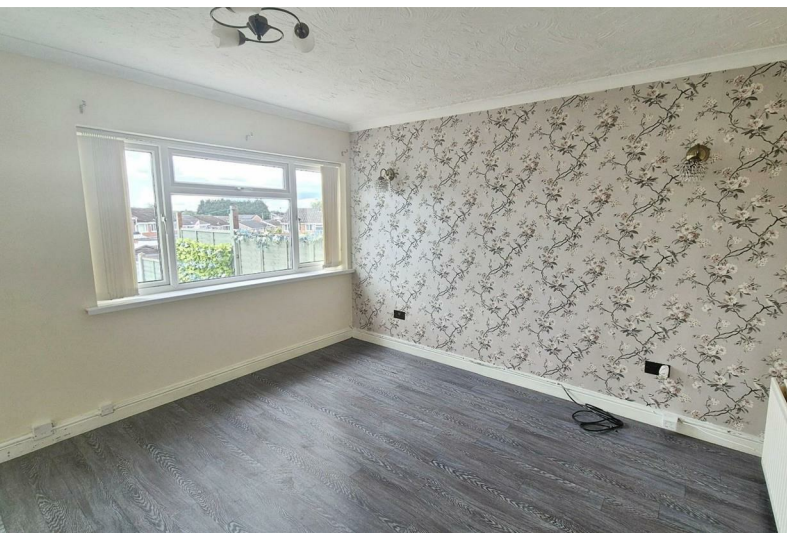
## Manor Rise

Burntwood, WS7 4TS

Offers In The Region Of £175,000

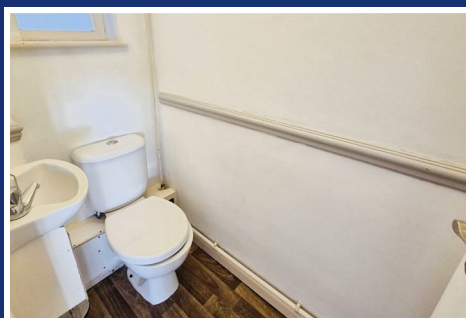


Council Tax: A



- MID TERRACED HOUSE
- THREE BEDROOMS
- GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- IN NEED OF SOME IMPROVEMENT
- LOUNGE, KITCHEN
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- GARAGE IN A NEARBY BLOCK



Hunters Burntwood are pleased to offer For Sale this freehold mid terraced house which is need of some improvement. The property which is ideal for first time buyers or investors, has the benefit of gas radiator central heating and sealed unit double glazing and in brief comprises: entrance porch, hall, guest cloakroom, kitchen, lounge, three bedrooms and bathroom. Outside is an enclosed rear garden and garage situated in a nearby block.

#### PORCH

having a Composite front entrance door with sealed unit double glazed inserts, a sealed unit double glazed front window and laminate floor,

#### HALL

having a wooden floor, radiator and storage cupboard.

#### GUEST CLOAKROOM

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

#### KITCHEN

9'10" x 8'6" (3.00m x 2.59m)  
fitted with base, drawer and wall mounted units, glass fronted display cabinet, work surface with a 1 1/2 bowl sink top extending to a breakfast bar, space for an electric cooker, plumbing for an automatic washing machine, and a sealed unit double glazed front window.

#### LOUNGE

15'0" x 11'11" (13'6" max) (4.57m x 3.63m (4.11m max))  
having a sealed unit double glazed rear window, sealed unit double glazed French Doors to the rear garden, double panel radiator, 2 wall light points and stairs leading off to the first floor.

#### LANDING

with the airing cupboard containing the Worcester Combination Boiler & shelving and the ceiling hatch giving access to the roof space.

#### BEDROOM 1

12'0" x 9'0" (3.66m x 2.74m)  
having a sealed unit double glazed rear window and radiator.

#### BEDROOM2

9'10" (7'10" min) x 8'11" (3.00m (2.39m min) x 2.72m)  
having a sealed unit double glazed front window, radiator and wardrobe with triple sliding doors,

#### BEDROOM 3

7'1" x 5'8" (2.16m x 1.73m)  
having a sealed unit double glazed rear window and radiator.

#### BATHROOM

having a bath with Triton Enrich electric shower above, hand basin with cupboard beneath, low flush w.c., ceramic tiled splashback, chrome towel radiator and a sealed unit double glazed front window.

#### GARAGE

situated in a nearby block.

#### OUTSIDE

to the front of the property is a gravel area with a pathway to the front entrance, The rear garden is enclosed by fencing and has a paved patio, lawn, space for a shed and rear gate.



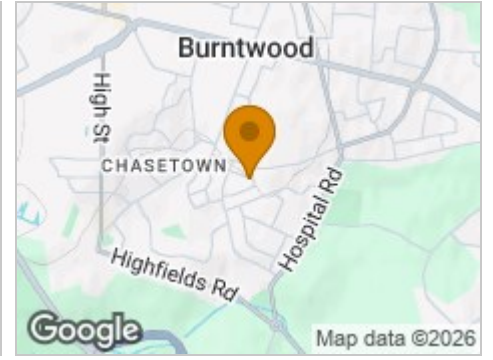
## Road Map



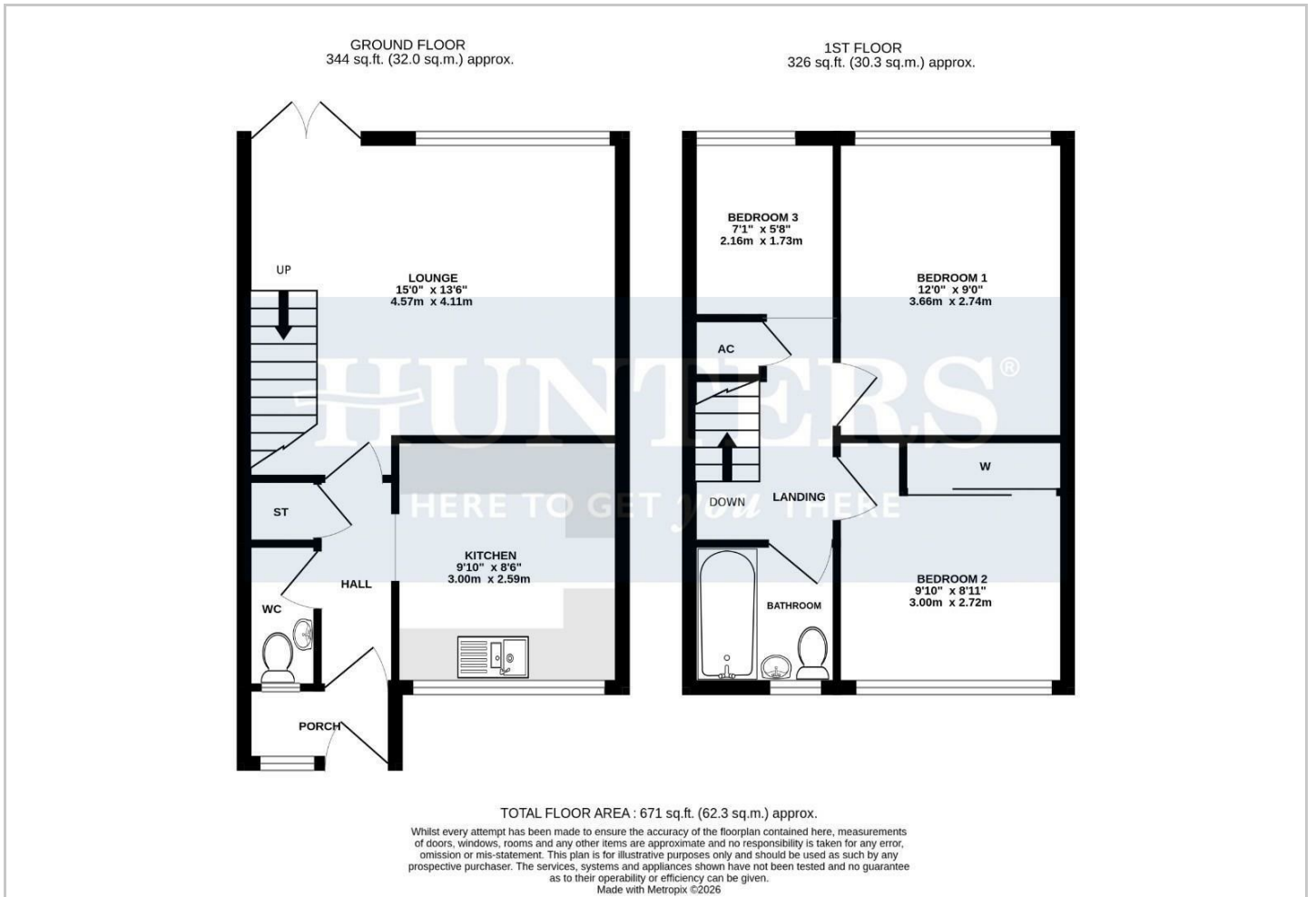
## Hybrid Map



## Terrain Map



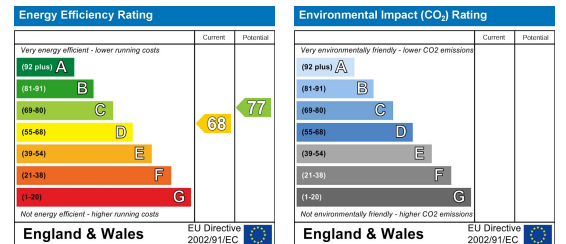
## Floor Plan



## 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.