

Lovett 
& Co.
estate agents

Manor Rise
Burntwood





Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom terraced property being offered with NO ONWARD CHAIN.

The property has undergone a full redecoration with the accommodation briefly comprising, porch, spacious front lounge, kitchen-diner, conservatory, landing, modern bathroom and three bedrooms.

Externally, there is parking at the front for two vehicles on the private driveway, and the low maintenance rear garden features a paved patio area, with gated access to the separate garage at the rear.

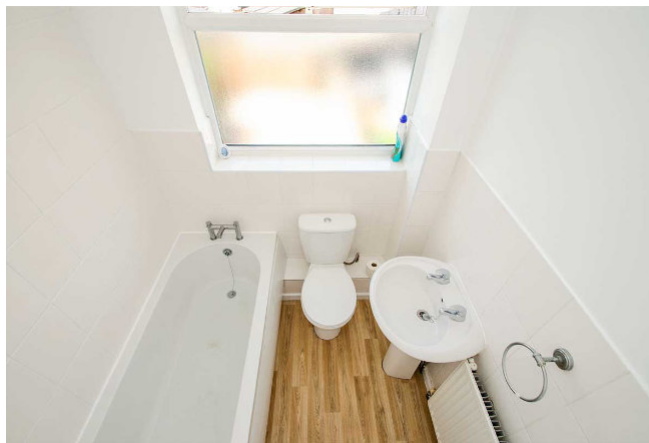
Other features include: UPVC double glazing, gas central heating, plus additional updates including new taps, new shower and electric oven as well as the previous mentioned full redecoration.

The property is well placed to take full advantage of local shopping facilities, 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.

PORCH:

UPVC entrance door, light point, cupboard housing the meters, further door into the lounge.



**LOUNGE:**

14' 11" x 14' 1" (4.55m x 4.28m)

Carpeted flooring, ceiling light points, radiator, window to the front, stairs to the first floor and door to the kitchen-diner.

KITCHEN-DINER:

14' 11" x 9' 0" (4.55m x 2.75m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, new electric oven and 4 ring gas hob with extractor hood, space for white goods such as washing machine, dryer and fridge-freezer, wall tiling, tiled flooring, ceiling light, radiator, windows and door to the conservatory.

**CONSERVATORY:**

13' 1" x 6' 7" (4.00m x 2.00m)

Pitched poly-carbonate roof with a UPVC frame set on a brick base, tiled flooring, ceiling light and fan, radiator, windows and French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, doors off to three bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

9' 0" x 11' 9" (2.75m x 3.58m)

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

BEDROOM TWO:

9' 0" x 11' 6" (2.75m x 3.50m)

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

BEDROOM THREE:

5' 7" x 6' 7" (1.70m x 2.00m)

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



FAMILY BATHROOM:

White suite comprising: bath with new electric shower above, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, radiator, and window to rear.

VIEWING:

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

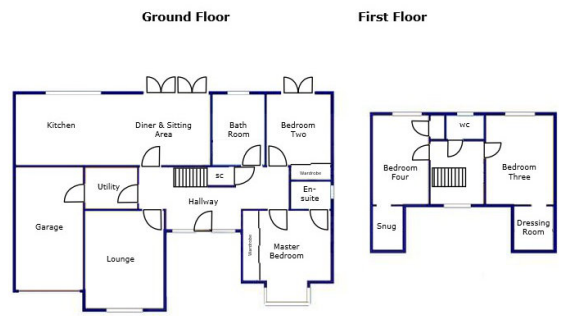


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These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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