



Emmanuel Road,  
Burntwood, WS7 9AD

**Offers in the Region Of £235,000**

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Welcome to Emmanuel Road, Burntwood.

Paul Carr Estate Agents are delighted to bring to market this fantastic corner plot property, on a highly sought after residential estate in Burntwood. Walking distance to Burntwood Park, and local highly regarded schools,

Emmanuel Road is the perfect option for families or those who want local amenities right on their doorstep. An internal inspection reveals a porch, bright and airy entrance hallway, spacious living area, and a good sized kitchen with patio doors leading into the rear garden.

Upstairs there is an open landing space, with three bedrooms and a main family bathroom.

Externally you have the benefit of being the corner property, meaning you have plenty of outside space, a detached garage, a garden with grassed and patio area, and parking.

If you think that Emmanuel Road could be the one for you, give us a call today on 01543 686444!









## Property Specification

NO ONWARD CHAIN!  
CORNER PLOT  
DETACHED GARAGE  
SPACIOUS LIVING AREA  
3 BEDROOMS

Porch

Hall

Living Room 15' 7" x 14' 1" (4.75m x 4.3m)

Kitchen Diner 9' 5" x 14' 1" (2.87m x 4.3m)

Landing

Bedroom One 9' 7" x 14' 1" (2.92m x 4.3m)

Bedroom Two 9' 4" x 7' 7" (2.84m x 2.31m)

Bedroom Three 9' 4" x 6' 2" (2.84m x 1.88m)

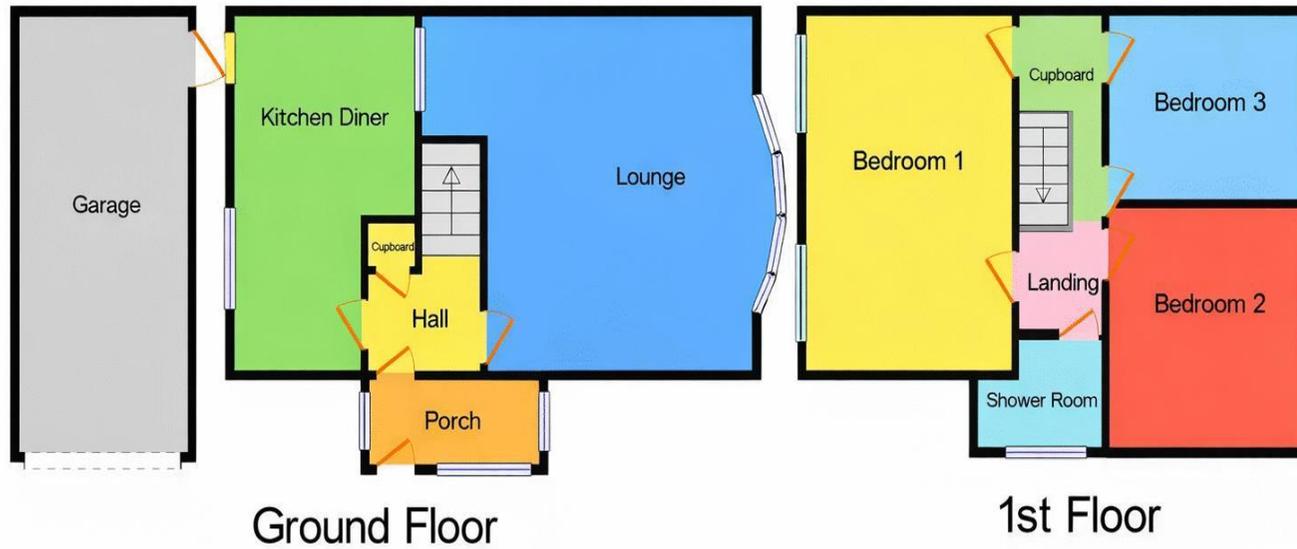
Shower Room 5' 11" x 5' 8" (1.8m x 1.73m)

### 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		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

