

HUNTERS®

HERE TO GET *you* THERE



Manor Rise

Burntwood, WS7 4TS

£187,500



Council Tax: B



- MID TERRACED HOUSE
- LOUNGE
- GROUND FLOOR W.C.
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- THREE BEDROOMS
- KITCHEN
- REFITTED BATHROOM
- GAS CENTRAL HEATING
- NO UPWARD CHAIN



Hunters Burntwood are pleased to offer For Sale this mid terraced house which is available with No Upward Chain. The property which has sealed unit double glazing and gas radiator central heating is ideal for both First Time Buyers and Investors alike and brief comprises: entrance hall, ground floor W.C., kitchen, lounge, three bedrooms and refitted bathroom. Outside is an enclosed rear garden and garage in a block to the rear.

HALL

with a uPVC front entrance door, double glazed window alongside, double panel radiator, laminate floor, storage cupboard with shelving and cupboard containing the electric meter.

GROUND FLOOR W.C.

with a white low level W.C. & laminate floor.

KITCHEN

9'10" x 8'6" (3.00m x 2.59m)

fitted with base, drawer and wall mounted units, round edge work surfaces with inset stainless steel sink top & drainer, space for a gas cooker, space for a fridge/freezer, space & plumbing for a washing machine, double panel radiator, laminate floor, extractor and sealed unit double glazed front window.

LOUNGE

14'11" x 11'10" (13'5" max) (4.55m x 3.63m (4.11m max))

with a sealed unit double glazed patio window with sliding door, additional sealed unit double glazed rear window, double panel radiator and stairway leading to the first floor.

LANDING

having a cupboard containing the Vaillant gas combination boiler and ceiling hatch 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 double panel radiator.

BEDROOM 2

9'10" x 9'0" (3.00m x 2.74m)

with a sealed unit double glazed front window and double panel radiator.

BEDROOM 3

7'2" x 5'9" (2.18m x 1.75m)

with a sealed unit double glazed rear window and double panel radiator

BATHROOM

Refitted with a white suite incorporating a panelled bath with mixer tap shower attachment & shower screen, hand basin with cupboard beneath, low flush W.C., chrome towel radiator, wall panelling and sealed unit double glazed front window.

OUTSIDE

To the front of the property is a stepped path to the front entrance with lawn alongside. At the rear the garden is enclosed by fencing and has a patio area with lawn beyond.

GARAGE

single garage in need of improvement and situated in a block to the rear of the property.



Road Map



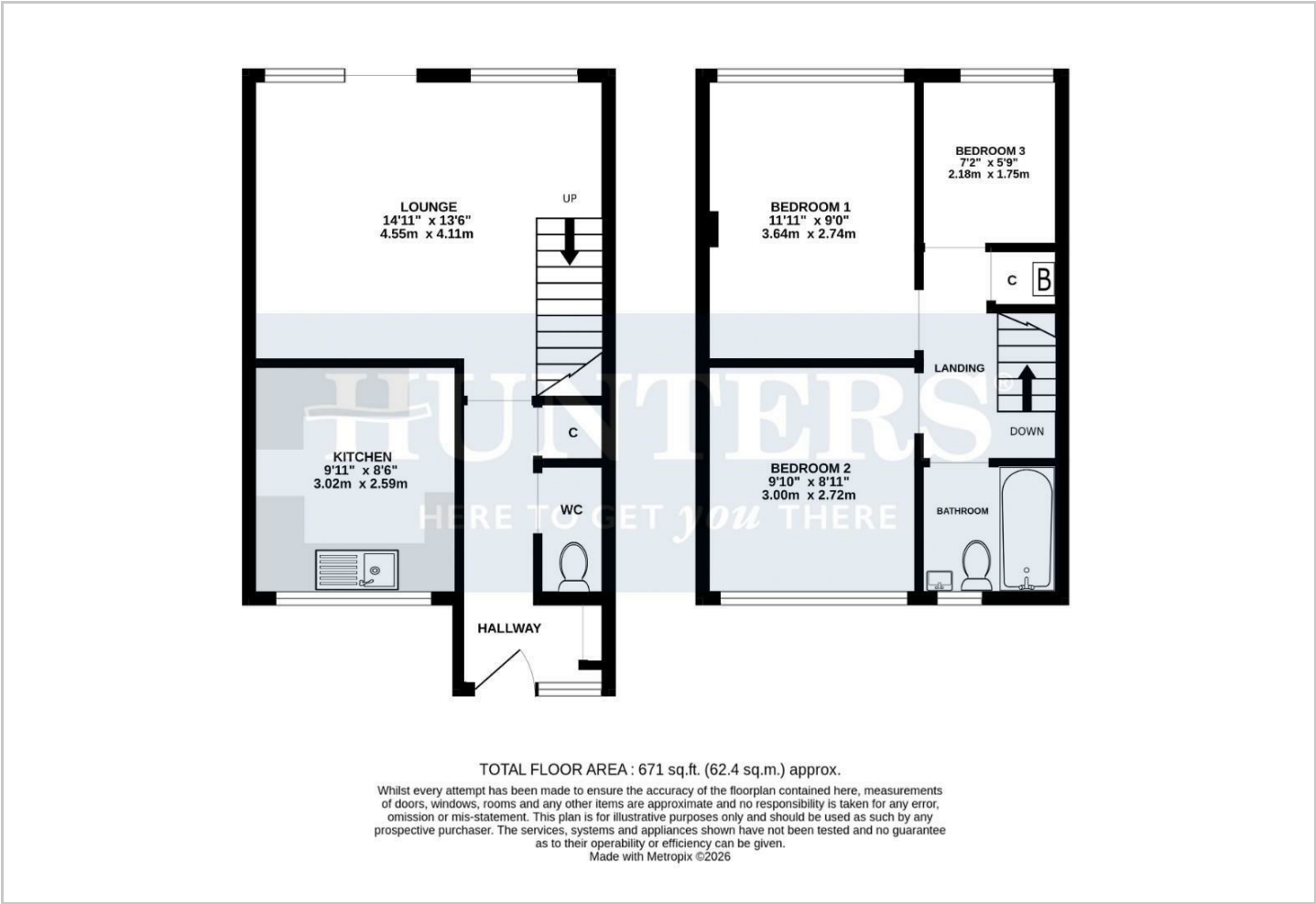
Hybrid Map



Terrain Map



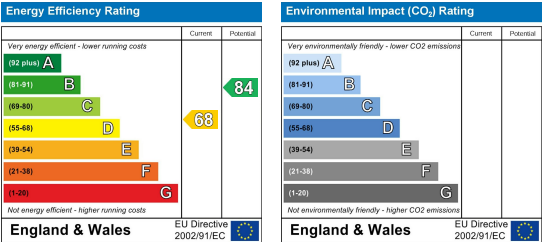
Floor Plan



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.