PAUL CARR Estate Agents Sales & Lettings

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Garrick Rise, Burntwood, WS7 9HR

Offers in the Region Of £350,000

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Welcome to Garrick Rise, an extended family home occupying a pleasant position within a quiet cul-de-sac in the heart of Burntwood.

Offering generous and versatile accommodation throughout, this fantastic property presents an exciting opportunity for growing families looking to create their ideal home.

Upon entering, you are greeted by a welcoming entrance hall with a convenient guest W/C. The ground floor further comprises a spacious family living room, separate dining room, fitted kitchen and a bright conservatory/sun room, providing additional living space overlooking the rear garden. To the first floor, there are four well-proportioned bedrooms served by a family bathroom.

Externally, the property continues to impress with a privately enclosed rear garden, offering an ideal space for families to enjoy, entertain and relax. To the front, there is a multi-vehicle driveway providing ample off-road parking, together with a garage.

The location is particularly appealing, with a selection of local shops, convenient transport links and a nearby park all within easy reach.

Families will also appreciate the proximity to Highfields and Fulfen Primary Schools, both highly regarded within the local area and within walking distance.































Property Specification

NO ONWARD CHAIN
HUGE POTENTIAL
EXTENDED FAMILY HOME
FOUR BEDROOMS
QUIET CUL-DE-SAC LOCATION

Porch 1.81m (5'11") x 1.26m (4'1")

Hall 2.33m (7'8") x 1.55m (5'1")

Lounge 6.57m (21'7") x 4.28m (14'1")

Dining Room 4.43m (14'6") x 2.41m (7'11")

Kitchen 2.72m (8'11") x 2.42m (7'11")

Conservatory 3.96m (13') x 2.42m (7'11")

Garage 5.61m (18'5") x 2.41m (7'11")

W/C

Landing 1.04m (3'5") x 0.87m (2'10")

Bedroom 2.67m (8'9") x 2.23m (7'4") plus 1.17m (3'10") x 1.17m (3'10")

Bedroom 3.11m (10'2") x 2.23m (7'4") plus 1.17m (3'10") x 1.17m (3'10")

Bedroom 2.66m (8'9") x 1.95m (6'5")

Bedroom 3.49m (11'5") x 2.75m (9') plus 1.17m (3'10") x 1.17m (3'10")

Shower Room 3.72m (12'3") x 2.41m (7'11")

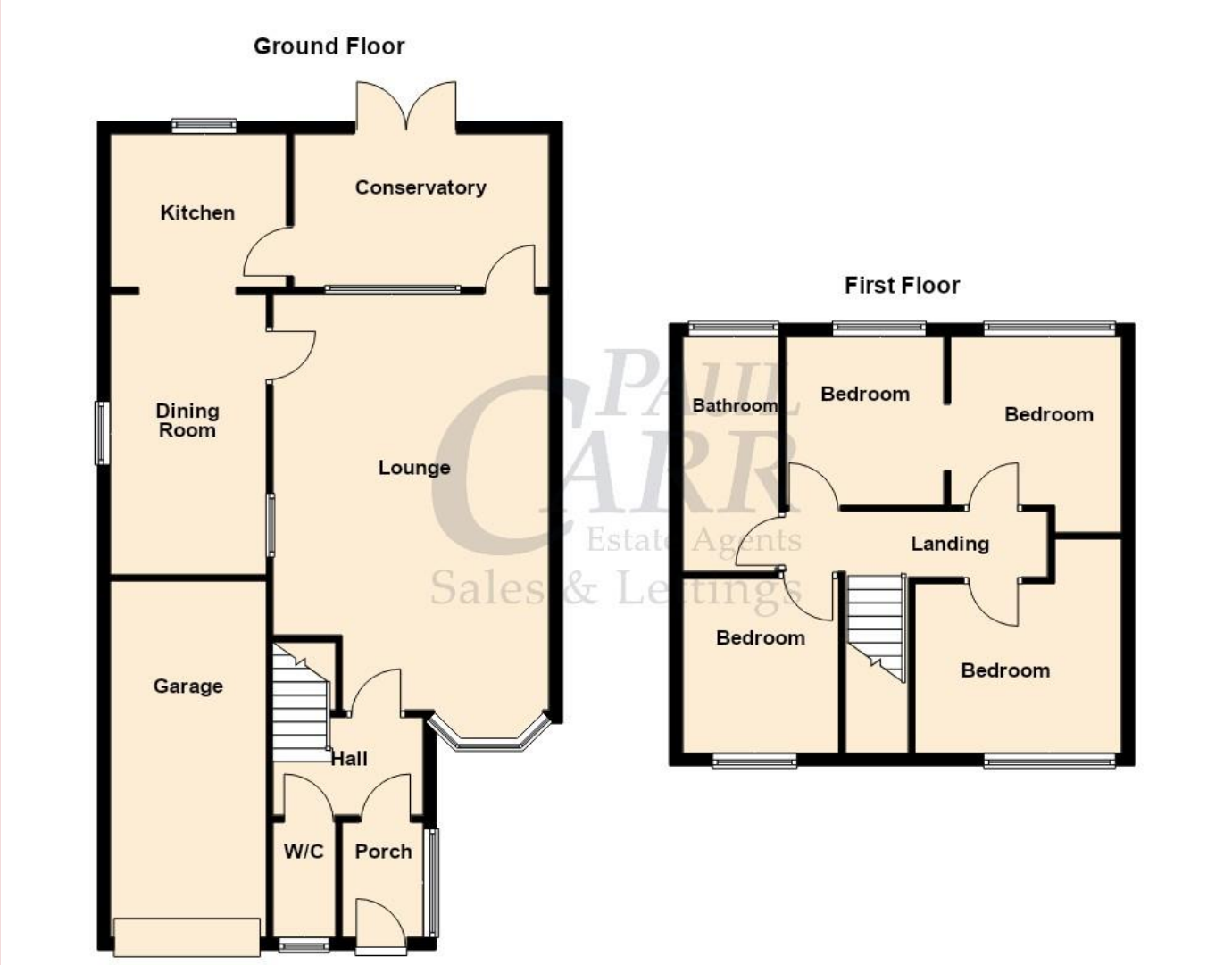
Services connected: Gas, Electric, Water, Drainage
Tenure: Freehold

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

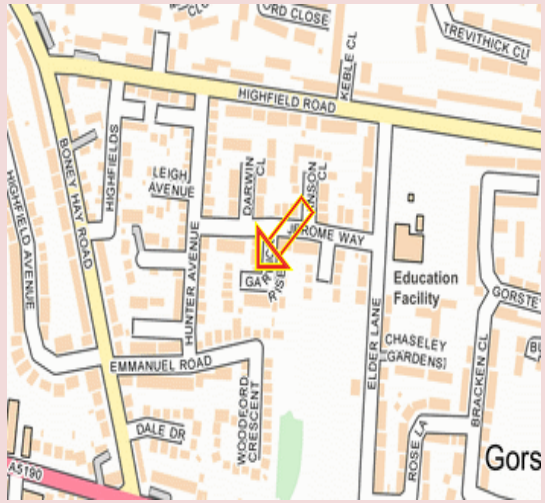
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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rightmove.co.uk The UK's number one property website
The Property Ombudsman