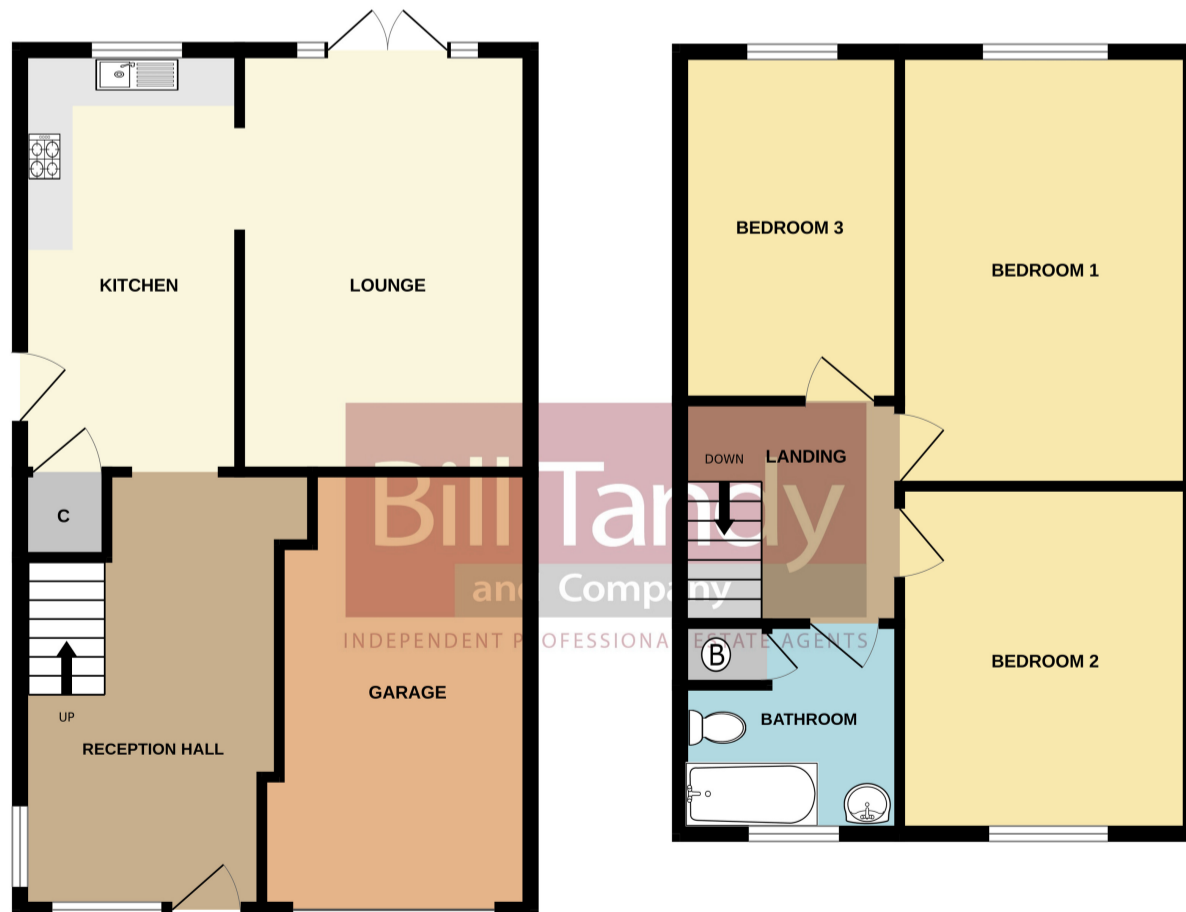


DRAFT

GROUND FLOOR

1ST FLOOR



91 MANOR RISE, BURNTWOOD, WS7 4TR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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91 Manor Rise, Burntwood, Staffordshire, WS7 4TR

£235,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to offer for sale this recently modernised and refurbished semi detached house superbly located on Manor Rise. The property itself, which is offered with the benefit of no upward chain, provides generously sized accommodation with modern contemporary fittings and comprises generous reception hall, lounge with French doors to rear garden, modern re-fitted kitchen, three first floor bedrooms and recently modernised bathroom. Outside there is a block paved driveway to front, side gate, garage and a superbly improved landscaped rear garden with shed. The property is a short distance away from amenities found in both Burntwood town and Chasetown, whilst further amenities can be found in the cathedral city of Lichfield. There are ideal commuter links via the nearby M6 Toll, A5 and A38 trunk roads, and there is train access to Birmingham and London from Lichfield City and Lichfield Trent Valley stations.



RECEPTION HALL

approached via a split opening UPVC double glazed front door and having double glazed windows to front and side, two radiators, wood style click floor, stairs to first floor and door to:

LOUNGE

4.71m x 2.91m (15' 5" x 9' 7") having UPVC double glazed French doors flanked by windows either side open to the rear decked area, radiator and eye-level electric double socket and aerial socket being an ideal space for a wall mounted T.V. A square archway leads off to:

RE-FITTED KITCHEN

4.70m x 1.85m (15' 5" x 6' 1") having a range of navy base cupboards and drawers surmounted by white marble style work tops, wall mounted storage cupboards, inset one and a half bowl Franke black sink with swan neck mixer tap, spaces suitable for washing machine, tumble dryer and fridge/freezer, built-in Zanussi oven with Beko four ring electric hob with stainless steel splashback surround and extractor hood above, ceiling spotlighting, double glazed window to rear, obscure double glazed door to side, radiator, wood style click floor and useful under stairs storage cupboard with a double plug socket providing space for an additional white good if required.

FIRST FLOOR LANDING

having loft access, obscure double glazed window to side and doors open to:

BEDROOM ONE

4.74m x 2.86m (15' 7" x 9' 5") having double glazed window to rear and radiator.

BEDROOM TWO

3.26m x 2.88m (10' 8" x 9' 5") having double glazed window to front and radiator.



BEDROOM THREE

3.85m x 1.93m (12' 8" x 6' 4") having double glazed window to rear and radiator.

RE-FITTED BATHROOM

having obscure double glazed window to front, radiator, modern white suite comprising vanity unit with inset wash hand basin above, low flush W.C., bath with mixer tap and shower head attachment above, full ceiling height aqua boarding, tile look click floor, ceiling spotlighting and store cupboard housing the Ideal Logik combi boiler and slatted shelving.

OUTSIDE

The property has a recently landscaped frontage with a block paved driveway leading to the garage and there is a useful gated side access. To the rear of the property is a vastly improved landscaped garden having a raised decked patio area, raised shaped lawn with paved pathway leading to the rear of the garden, storage shed and external lighting.

GARAGE

4.78m x 2.29m (15' 8" x 7' 6") approached via an up and over entrance door and having light and power supply and gas and electric meters.



COUNCIL TAX

Band B.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

