



21 Manor Rise, Burntwood, Staffordshire, WS7 4TR

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£210,000

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this well presented four bedroom mid terrace property, with the current owner converting the garage into a ground floor double bedroom. Being conveniently located for good access to both good local schools and amenities this property offers a ready made family home ideal for first time buyers and young family's. The accommodation in brief comprises of an entrance porch, fitted kitchen, living room and gym/ground floor double bedroom, while upstairs offers 2 good size double bedrooms with an additional large single room along side the family bathroom. The property also has the bonus of a large tarmac driveway offering off road parking for several vehicles, therefore an early viewing is considered essential to fully appreciate the accommodation on offer

ENTRANCE PORCH

approached via a UPVC opaque double glazed front door with UPVC double glazed window alongside and having tiled flooring, wall light point, storage cupboard with space and plumbing for washing machine and doors to further accommodation.

GROUND FLOOR BEDROOM

4.70m x 2.00m (15' 5" x 6' 7") created from the former garage and having recessed downlights, ceiling light point, UPVC double glazed window to front and wall mounted units housing the meters.

KITCHEN

having matching wood effect base and wall mounted cupboards, pre-formed roll top work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, four burner gas hob with integrated oven beneath and overhead extractor, tiled flooring, ceiling light point, radiator, space and plumbing for tumble dryer, recess for breakfast stools, UPVC double glazed window to front looking into the entrance porch.

LIVING ROOM

5.00m x 4.00m (16' 5" x 13' 1") having wood effect flooring, ceiling light point, radiator, UPVC double glazed window and UPVC double glazed sliding door and focal point modern fireplace with an inset electric real flame fire and modern hearth and mantel. Stairs rise to the first floor with under stairs storage.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch and doors to further accommodation.

BEDROOM ONE

3.70m x 3.10m (12' 2" x 10' 2") having ceiling light point, radiator and UPVC double glazed window to front.



BEDROOM TWO

3.70m x 2.50m (12' 2" x 8' 2") having ceiling light point, radiator and UPVC double glazed window to rear.

BEDROOM THREE

2.70m x 2.40m (8' 10" x 7' 10") having ceiling light point, radiator, UPVC double glazed window to rear and airing cupboard housing the central heating boiler.

BATHROOM

having tile effect flooring, half height tiled walls being full height around the bath shower area, modern white suite comprising low level W.C. with hidden cistern, wash hand basin with built-in storage beneath, modern 'P' shaped bath with mains plumbed dual head shower with rainfall effect, LED recessed downlights, heated towel rail and UPVC opaque double glazed window to front.

OUTSIDE

The property is set back from the road behind a tarmac driveway suitable for two cars and leads up to the front door. To the rear of the property is a fence enclosed garden having paved patio area with retaining wall and four steps up to the main garden which is mainly laid to lawn and has hardstanding for a garden shed.





COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity, gas and telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	

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.



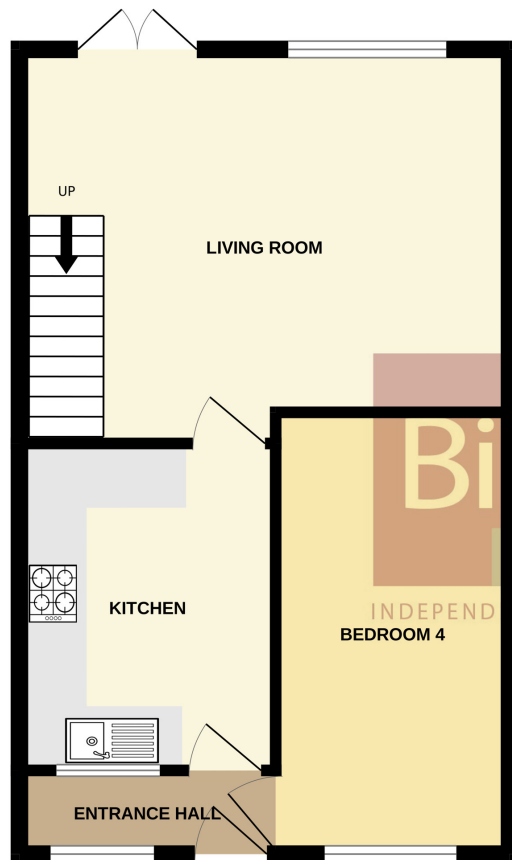
VIEWING

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

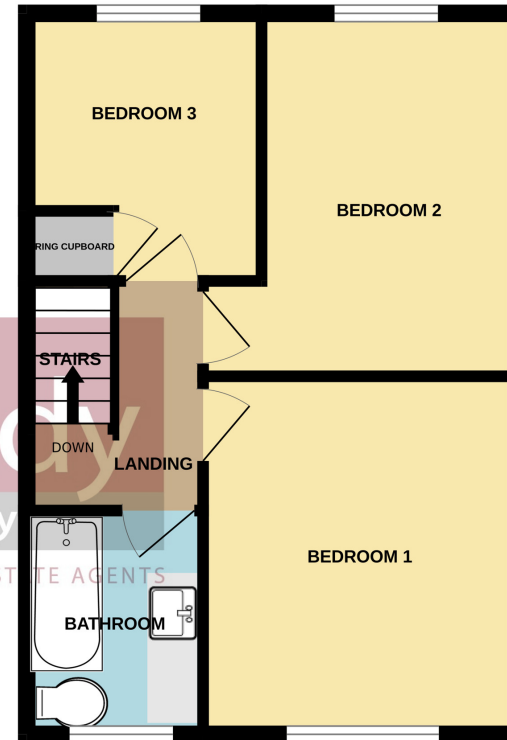
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient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



GROUND FLOOR



1ST FLOOR



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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