



Garrick Rise,  
Burntwood, WS7 9HR

Offers in the Region Of £350,000



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\*NO CHAIN\* \*HUGE POTENTIAL\*

Welcome to Garrick Rise an extended family home situated in the heart of Burntwood in a quaint cul-de-sac location.

Internally this fantastic property features an inviting entrance hall with guest W/C, large family living room, additional dining room, kitchen with granite work surfaces and also a conservatory/sun room. Stairs lead to the first floor where you have four bedrooms and a family shower room.

Outside is a charming privately enclosed rear garden perfect for any growing family and to the fore is a sweeping multi vehicle driveway and garage.

Nearby amenities include a handful of shops, easily accessible transport links and also a park within walking distance.

You are also walking distance to Highfields & Fulfen Primary School, two of the best regarded schools in the area.

CALL NOW TO VIEW!!!











## Property Specification

NO CHAIN  
FOUR BEDROOMS  
THREE RECEPTION ROOMS  
SWEEPING DRIVEWAY & GARAGE  
PRIVATELY ENCLOSED REAR GARDEN

Hall

WC

Living Room 6.68m (21'11") x 4.29m (14'1")

Conservatory 3.78m (12'5") x 3.40m (11'2")

Dining Room 4.30m (14'1") x 2.50m (8'2")

Kitchen 2.88m (9'5") x 2.86m (9'5")

Garage 5.64m (18'6") x 2.50m (8'2")

Landing

Bedroom 1 3.24m (10'8") x 2.87m (9'5") plus 0.97m (3'2") x 0.97m (3'2")

Bedroom 2 2.98m (9'9") x 2.75m (9') plus 0.97m (3'2") x 0.97m (3'2")

Bedroom 3 2.88m (9'5") x 2.46m (8'1") plus 0.97m (3'2") x 0.97m (3'2")

Bedroom 4 2.75m (9') x 2.28m (7'6") plus 0.97m

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:

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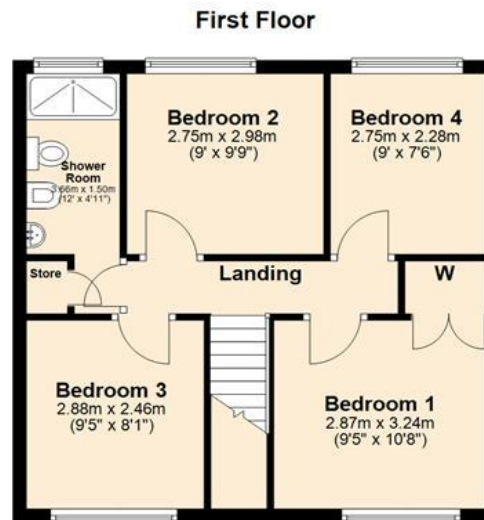
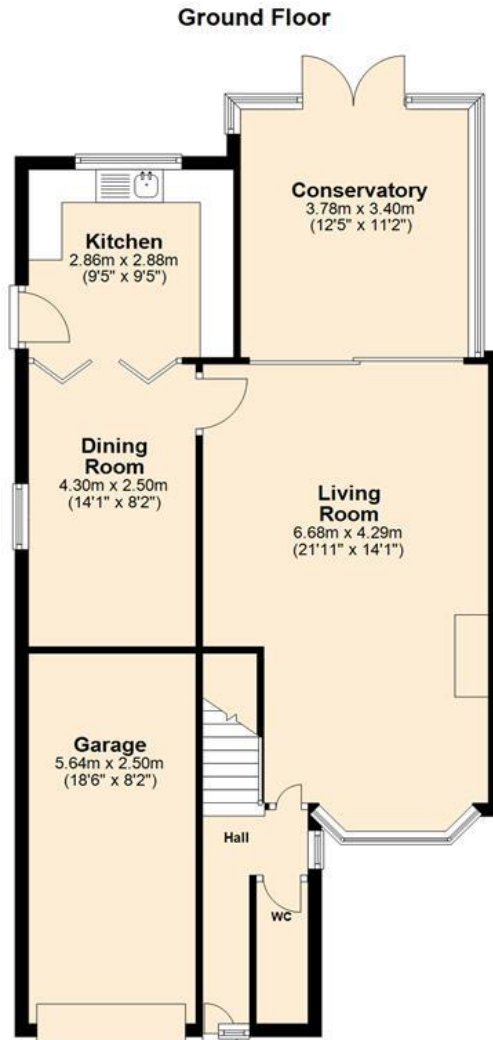
### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

