



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 (3'2") x 0.97m (3'2")

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

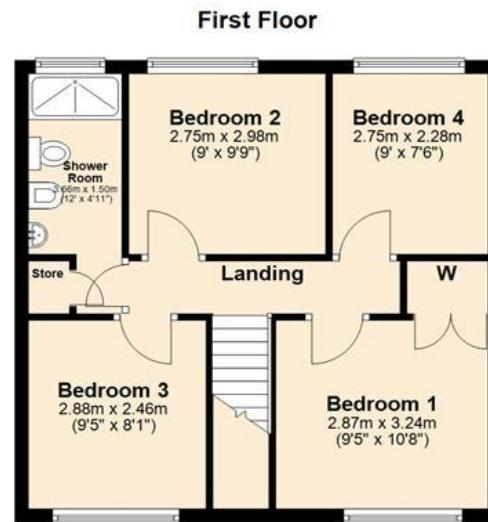
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**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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 £40 + VAT (£48 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



## Map Location

