



5 Emmanuel Road

, Burntwood, WS7 9AD

£190,000



Chase Owl are pleased to market this well presented three bedroom terraced town house. Suitable for First Time Buyers, on a sought after development close to local amenities. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with GARAGE and parking to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, laminate flooring and stairs to First Floor Landing.

Lounge 12'3" x 11'0" (3.73m x 3.35m)

Having a wooden feature fire surround with inset gas fire on tiled hearth. Ceiling light point, wall lights, coving, radiator, laminate flooring, useful storage cupboard and upvc double glazed bow window to front aspect.

Breakfast Kitchen 14'11" x 9'10" (4.55m x 3.00m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Gas cooker with extractor hood over, integrated dishwasher, spaces for washing machine, tumble dryer, fridge/freezer and wall mounted combination boiler. Two ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 11'2" x 9'7" (3.40m x 2.92m)

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 10'0" x 9'4" (3.05m x 2.84m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 11'8" x 6'5" (3.56m x 1.96m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, coving, heated towel rail tiling to walls, laminate flooring and two upvc double glazed windows to rear aspect.

Outside

The front of the property having a lawned fore garden with flower borders and path front entrance door. Further door leading to shared access to Rear Garden. The enclosed rear garden having paved patio to a raised decked seating area, flower borders, outside tap and gate to rear. Also having GARAGE with power, light and parking to rear.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

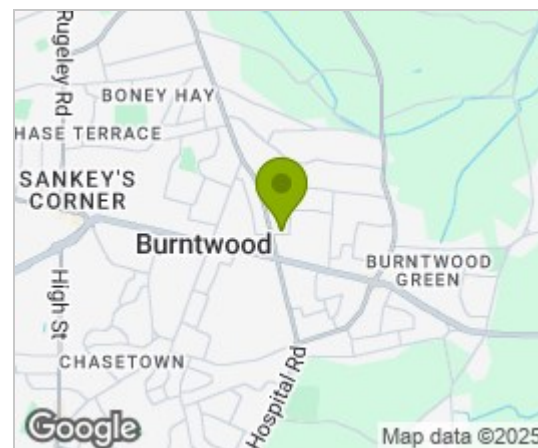
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

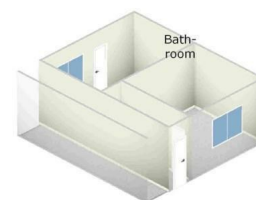
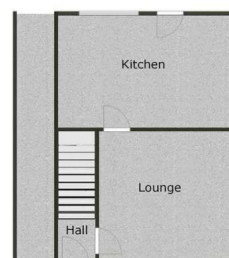
Area Map



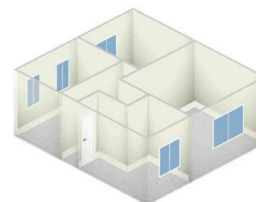
Floor Plans

Floor Plan: Emmanuel Road, Burntwood

Ground Floor

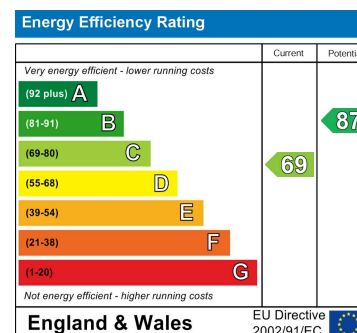


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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