



**Connells**

Yemscroft  
Great Wyrley, Walsall





### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, double glazed bay window to the front aspect, radiator, wall light, ceiling light point, parquet flooring and stairs to first floor

#### Shower Room

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, tiled walls, radiator, ceiling light point and tiled flooring

#### Lounge

19' 8" x 10' 5" ( 5.99m x 3.17m )

Having two double glazed windows to the front aspect, double glazed door to the rear garden, gas fireplace, two radiators, 4 wall lights, ceiling light point and carpeted flooring

#### Dining Room

8' 9" x 12' 7" ( 2.67m x 3.84m )

Having double glazed patio doors to the rear garden, storage cupboard, radiator, three wall lights, carpeted flooring and archway to kitchen

### Kitchen

6' 8" x 9' 8" ( 2.03m x 2.95m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for the washing machine, space for oven, fridge/freezer, dishwasher and washing machine, tiled walls, radiators, ceiling light point, door to pantry with ceiling light point, laminate flooring and a double glazed window to the front aspect



## First Floor

### Landing

Having a double glazed window to the front aspect, airing cupboard, access to loft via pull down ladder, ceiling light point, carpeted flooring and doors to bedrooms and bathroom

### Bedroom 1

12' 4" x 11' 5" ( 3.76m x 3.48m )

Having a double glazed window to the rear aspect, ample storage boasting fitted sliding wardrobes, over bed storage with fitted wardrobes and a dressing table, radiator, 4 wall lights and carpeted flooring

### Bedroom 2

10' 1" x 8' 2" ( 3.07m x 2.49m )

Having a double glazed window to the rear aspect, ample storage boasting fitted wardrobes, over bed storage and dressing tables, fitted dressing table, radiator, ceiling light point and carpeted flooring

### Bedroom 3

6' 9" x 8' 2" ( 2.06m x 2.49m )

Having a double glazed window to the front aspect, ample storage boasting fitted wardrobes, over bed storage, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, tiled walls, radiator, ceiling light point and vinyl flooring

## Outside

### Front

Having a low level brick wall, tarmac driveway suitable for multiple vehicles, front garden featuring laid to lawn and a variety of matures shrubs and bushes and access to the double garage via up & over doors

### Rear

Having approx 1/3 of an acre rear garden featuring a paved patio area, extensive laid to lawn and a variety of mature and well maintained, trees, hedges and shrubs

### Double Garage + Office

18' x 17' 7" ( 5.49m x 5.36m )

Spacious double garage with power and lighting, and access to an office space

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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