





Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED BUNGALOW located in the sought after location of Great Wyrley. IMMACULATELY PRESENTED throughout with modern features and plenty to offer - could this be your forever home?

The property briefly comprises of an entrance porch and hallway leading through to all living areas and bedrooms. The open plan kitchen / diner comes fully fitted with modern units with a centred kitchen island and ceiling spotlights making it a bright and spacious area. The living room and conservatory offers additional living areas with ample amount of space for furniture. The property concludes with two spacious bedrooms, a modern shower room and an attached garage currently utilised for storage and utility purposes.

Externally benefiting from having a tarmaced driveway suitable for multiple vehicles and a large enclosed rear garden perfect for entertaining.

Perfectly situated in a sought after village location offering a mix of history, normal excellence and community spirit. Benefiting from being within walking distance of many local businesses, amenities and both Primary & Secondary Schools. Commuter benefits include Landywood Train Station and easy access to the A34, A5, M6 and M6 toll.

Entrance Porch

Having a composite front entrance door into porch, double glazed windows to the front and side aspects, tiled flooring, ceiling spotlights, door into hallway.

Entrance Hall

Having laminate flooring, ceiling spotlights, doors to bedrooms, shower room, kitchen and living room, door to storage cupboard.

Kitchen / Diner

8' 2" x 10' 4" max (2.49m x 3.15m max)

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, space for American style fridge / freezer, tiled splashbacks, kitchen island with seating, space for living and dining furniture, double glazed windows to the rear aspect, designer wall radiator, UPVC door leading to rear garden, ceiling spotlights, ceiling light points, doors to bedrooms and living room.

Living Room

10' 5" x 13' 8" (3.17m x 4.17m)

Having carpeted flooring, ceiling light points, designer wall radiator, log burner with feature surround, double glazed french doors leading to the conservatory.

Conservatory

16' 2" x 12' (4.93m x 3.66m)

Having tiled flooring, ceiling spotlights, ceiling light point, space for living and dining furniture, two radiators, double glazed windows to the side and rear aspects, double glazed french doors leading to the rear garden.

Bedroom 1

10' 5" x 11' 9" max (3.17m x 3.58m max)

Having carpeted flooring, ceiling light point, radiator, double glazed bay window to the front aspect.

Bedroom 2

8' 5" x 12' max (2.57m x 3.66m max)

Having carpeted flooring, ceiling light point, radiator, built in wardrobes, double glazed bay window to the front aspect.

Shower Room

Being a modern shower room with a WC, hand wash basin with storage beneath, walk in shower cubicle with glass paneled shower screen, fully tiled walls and flooring, heated chrome towel rail, ceiling spotlights.

Outside

Garage

7' 8" x 16' 2" (2.34m x 4.93m)

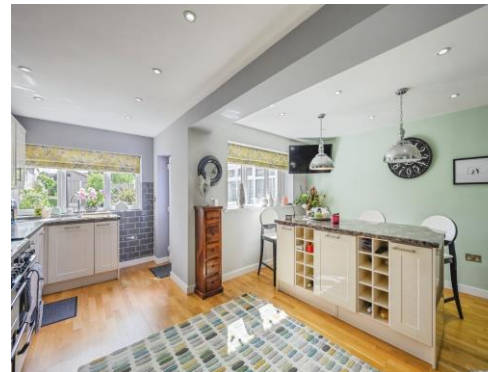
Having doors to the front aspect, ceiling light point, radiator, space and plumbing for appliances.

Front

Having a tarmaced driveway suitable for multiple vehicles, access to the garage and gated side access leading to the rear.

Rear

Being a large enclosed rear garden with decking area, patio area to the rear, decorative graveled area with various shrubbery and plants surrounding.









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

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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