

Achilles Close

Great Wyrley, Walsall, WS6 6JW

John
German



Achilles Close

Great Wyrley, Walsall, WS6 6JW

£170,000

An attractive two bedroom terraced family home offered to the market with no onward chain located in the ever popular village of Great Wyrley.

John German are delighted to offer to the market with the benefit of no upward chain, this well presented two bedroom mid-terraced family home situated in popular village of Great Wyrley home to a range of local amenities. The nearby town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high end designer shops and restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away, offering a great place for those looking to walk, explore or cycle. For local schooling this property in Great Wyrley, falls into the catchment area for Landywood Primary School and for secondary education its Great Wyrley Academy.

This attractive two bedroom mid-terraced property situated on Achilles Close has undergone a rewire and had a new boiler within the last five years. It has also been modernized with an open plan layout, leaving a bright main living area with natural light flowing in through the French windows overlooking the garden. The kitchen offers a range of white base and wall units with a sleek dark worktop and benefits from integral electric cooker and hob. Further space for a washing machine is available with a space available to utilise for other appliances. upstairs on the first floor landing there are two generously proportioned double bedrooms, the rear bedroom having windows the length of the room and having a built in wardrobe. The family bathroom has been finished to a modern standard and has three piece white suite with bath over shower.

Outside to the front of the property is a gravelled front garden with paved path leading to the front door and to the rear of the property is an enclosed garden with paved patio and lawned garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Agents' Notes

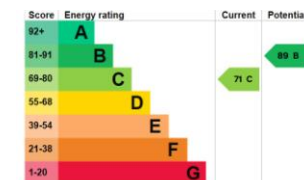
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

