



Keable Homes Ltd
Sales & Lettings

Weaves Close

Great Wyrley, Walsall, WS6 6GE

- THREE DOUBLE BEDROOMS
- EXCELLENT PRESENTATION THROUGHOUT
- MODERN BREAKFAST KITCHEN
- MODERN FAMILY BATHROOM

Asking Price Of £210,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to market this exceptionally well presented three bedroom end town house in popular Great Wyrley, offered for sale with no onward chain. Located in a quiet cul-de-sac, this family home has been tastefully redecorated throughout and provides modern living accommodation perfect for those looking for a home with no work to be done. Internally the property modernisation has been completed, and work to the rear garden is ongoing ready for the new owner.

The house was built in 2006 within a small, private cul-de-sac perfect for a family buyer. It is within a short walk of all local amenities, public transport links and local schooling. There are excellent road and rail links, with easy access to the M6 and M6 Toll roads.

APPROACHED VIA -

a tarmac driveway providing parking for two vehicles. There is a paved pathway leading up to the property, and the composite front door is accessed



via an sheltered entry porch.

HALLWAY

(2.19m x 3.35m) - with a hardwearing tiled floor, ceiling light point, central heating radiator and has the stairs leading to the first floor. There are doors leading through to the living room, guest WC and:

BREAKFAST KITCHEN

(3.08m x 2.53m) - with a range of wall and base units with a laminated work surface over. There is a stainless steel sink and a half with drainer and mixer tap, and an integrated gas oven, hob and an extractor hood over. There is ample room for a washing machine and fridge freezer as well as space to install a small breakfast bar. The vinyl flooring has been newly fitted and there are tiled splashbacks to the wall. The central heating boiler is wall mounted, there is a central heating radiator, ceiling light point and a UPVC double glazed window overlooks the front.



LOUNGE DINER

(4.85m x 3.95m) - with brand new carpet fitted and UPVC double glazed patio doors to the rear opening onto the rear garden. There is a large under stairs storage cupboard (2.16m x 1.05m), central heating radiator, two ceiling light points and a television point. There is ample space in the room for a living room suite and a dining table.



GUEST WC

(1.75m x 1.04m) - with tiled flooring, a low level WC and a vanity hand wash basin with a tiled splashback. There is a ceiling light point, central heating radiator and extractor.

TO THE FIRST FLOOR -

LANDING

(3.10m x 1.97m) - with carpeted flooring, a ceiling light point and a UPVC double glazed window overlooking the side. There are doors to two bedrooms and the family bathroom.

BEDROOM TWO

(3.17m x 3.95m) - a large double room with a UPVC double glazed window overlooking the rear garden. There is carpet to the floor, a ceiling light point and a central heating radiator.

BEDROOM THREE

(3.95m x 3.09m) - max measurements - with carpeted flooring, a ceiling light point, central heating





radiator and two UPVC double glazed windows overlooking the front.

FAMILY BATHROOM

(2.60m x 1.90m) - with a modern white suite comprising of a panelled bath with a mains fed shower over, pedestal hand wash basin and low level WC. There is part tiling to the walls, newly fitted vinyl to the floor, a ceiling light point, central heating radiator and extractor. There is also a useful storage cupboard.

TO THE SECOND FLOOR -



LANDING -

with carpeted flooring, a UPVC double glazed window to the side, central heating radiator and a doorway leading into:

MASTER BEDROOM

(8.00m x 3.95m) - to max measurements - a large double bedroom space with a UPVC double glazed window to the front and velux windows to the front and rear. There is a central heating radiator, three ceiling light points, carpeted flooring and a large eaves storage cupboard. A further doorway leads through into:



EN-SUITE SHOWER ROOM

(2.43m x 1.64m) - with newly fitted vinyl flooring, part tiling to the walls, a corner shower cubicle with mains fed shower, pedestal hand wash basin and low level WC. There is a Velux window to the rear, a ceiling light point and central heating radiator as well as useful eaves storage.

TO THE REAR -

the garden is fully enclosed with gated access through to the front of the property. The garden is designed to be low maintenance and is currently being tidied up ready for the new owners.

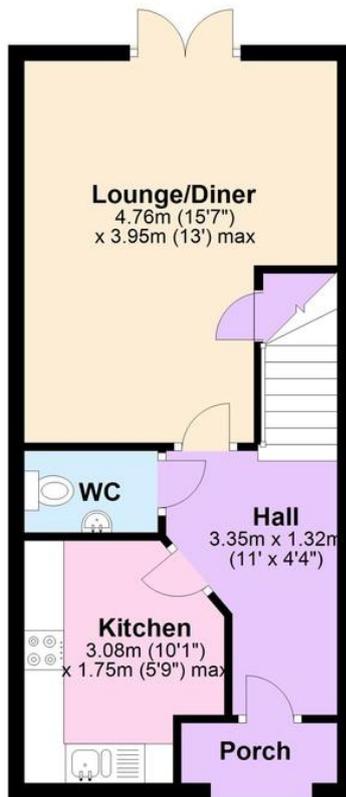


We expect this property to be highly popular due to the spacious accommodation and the fantastic location. An early viewing is highly recommended.

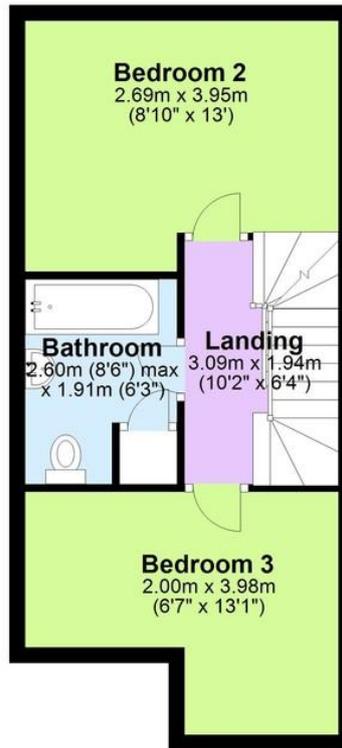
Please note: all measurements are taken at maximum points and are intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.



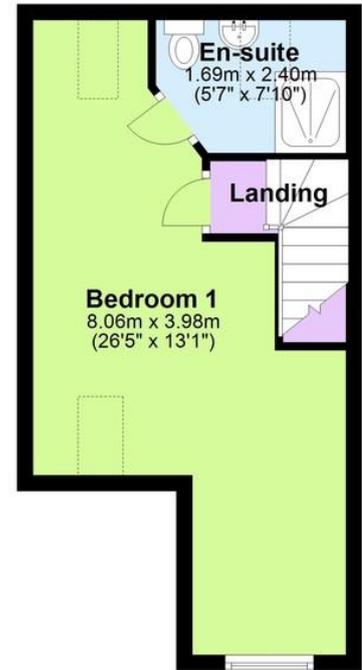
Ground Floor



First Floor



Second Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements