



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Great Wyrley Walsall

Walsall Road Great Wyrley
Walsall Staffordshire



Having undergone extensive improvement and presented superbly throughout, this exceptional cottage style home really stands head and shoulders above the rest. Located in this sought after and convenient location incredibly handy for Cannock & Walsall with easy access to the Orbital retail park, McArthurglens designer outlet, train station and M6 Toll.

This truly rare opportunity needs to be viewed to really get how superb, delightful and characterful this home is. With an entrance hall, dining room with a conservatory off, living room with feature fire place and bay window, farmhouse style kitchen and utility, ground floor shower room, first floor refitted family bathroom and three bedrooms. Externally is a driveway, a private rear low maintenance courtyard and a garage.

- Truly Stunning & Unique Cottage
- Outstanding Presentation Throughout
- Three Bedrooms & Refitted Bathroom
- Additional Ground Floor Shower Room
- Two Reception Rooms & Conservatory
- Sought After & Convenient Location

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

An inviting hallway accessed through a timber glazed entrance door with lead detail, having stunning quarry tiled flooring, exposed wood staircase & rail rising to the First Floor Landing & accommodation, feature ceiling coving, and internal door(s) off, providing access to;

Dining Room 11' 9" x 11' 3" (3.58m x 3.43m)

Having exposed stripped wood flooring, a feature Inglenook style fireplace with timber mantel over & brick hearth, feature ceiling coving, spotlights, internal glazed French doors leading into the Conservatory, and internal doors to the Kitchen & Living Room.

Conservatory 12' 0" x 9' 2" (3.66m x 2.80m)

A brick based double glazed Conservatory with double glazed windows providing views of the rear garden, and double glazed French doors providing access to the rear garden & courtyard. There is feature exposed stripped wood flooring, radiator & central pendant lighting.

Living Room 15' 9" x 10' 3" (4.79m x 3.13m)

With useful recessed understairs storage, feature exposed stripped wood flooring, ceiling coving, a feature inset gas living flame fire set in a decorative surround on a marble hearth, radiator, a feature double glazed walk-in bay window to the side elevation with integrated shutter blinds, a further double glazed window to the front elevation with integrated shutter blinds, and a double glazed window to the side elevation, again having integrated shutter blinds.



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Kitchen 11' 9" x 9' 1" (3.59m x 2.76m)

A beautifully presented farmhouse styled kitchen fitted with a modern range of wall, base & drawer units with work surfaces over which incorporate an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap over, and a feature exposed brick Inglenook recess with space to accommodate a large Aga/Range style cooker and an existing feature timber mantel over. There is quarry tiled flooring, ceramic splashback tiling to the walls, feature ceiling coving, spotlights, and a double glazed window to the front elevation. A further internal door leads into the Utility Room.

Utility Room 8' 0" x 5' 7" (2.43m x 1.71m)

Having fitted work surface with under-counter space for kitchen appliances. There is a door to a useful storage cupboard, quarry tiled flooring, a radiator, and a double glazed window to the side elevation, a timber stable style door to the front elevation, and further internal door off, leading into the ground floor Shower Room.

Shower Room (Ground Floor) 7' 8" x 4' 5" (2.34m x 1.34m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & storage beneath, and a tiled walk-in shower cubicle. There is ceramic splashback tiling to the walls, quarry tiled flooring, a radiator, and a double glazed window to the side elevation.

First Floor Landing

Having feature exposed stripped wood flooring & ceiling coving, an access hatch to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 11' 8" x 10' 2" (3.56m x 3.11m)

A double bedroom which features exposed stripped wood flooring & ceiling coving. There is a radiator, and a double glazed window to the side elevation.

Bedroom Two 11' 9" x 8' 10" (3.57m x 2.70m)

A second double bedroom, again featuring exposed stripped wood flooring & ceiling coving. There is a radiator, and a double glazed window to the front elevation.

Bedroom Three 8' 11" x 6' 4" (2.73m x 1.94m) (maximum width measurement)

An L-shaped bedroom which features exposed stripped wood flooring & ceiling coving, and also having a radiator, spotlight, and a double glazed window to the front elevation.

Bathroom 8' 11" x 7' 5" (2.71m x 2.26m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome telephone style mixer taps & shower attachment. The bathroom also benefits from part-ceramic tiling to the walls, two radiators, feature exposed stripped wood flooring & ceiling coving, and a double glazed window to the front elevation.

Outside Front

The property is approached over a large driveway with brick pillared entrance, which provides ample off-road parking and access to the main entrance door, and a variety of established plants, trees & shrubs to the borders. The driveway continues to the side of the property where there are wrought iron gates leading to a rear courtyard area and Garage. The courtyard area has a quarry tiled patio seating/outdoor entertaining area, a further decorative gravelled garden area with a variety of flowerbeds, plants & shrubs.

Detached Garage

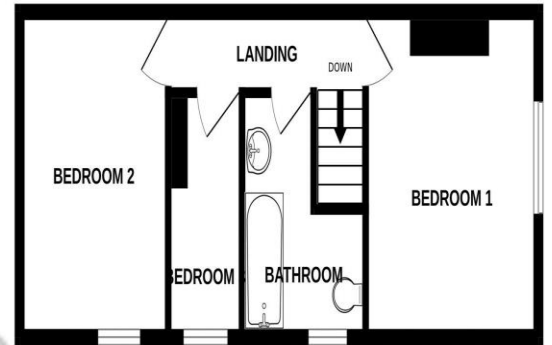
Having twin timber garage doors to the front elevation, and having a storeroom area.



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs		81	

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