



£315,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: D

Great Wyrley Walsall

Julian Close Great Wyrley
Walsall Staffordshire



Welcome to your forever family home! Step into this beautifully presented three-bedroom detached house and discover a world of comfort and charm. The ground floor features an inviting entrance hall leading to a spacious living/dining room, perfect for family gatherings and creating cherished memories.

The ground floor layout comprises a cosy sitting room offering an ideal spot for relaxation, in addition to the well-appointed kitchen & guest WC. Upstairs, you will find three generously sized bedrooms, each promising a restful retreat, and a modern family bathroom. Outside, the property boasts a private driveway with ample off-road parking and there is a low-maintenance private rear garden is an oasis of tranquillity, perfect for alfresco dining and summer barbecues. Conveniently located close to shops and supermarkets, and just a short drive to the M6, this home combines the best of suburban tranquillity with easy access to all amenities. Call us today to arrange your viewing appointment.

- Three Bedroom Detached Family Home
- Spacious Living/Dining Room & Sitting Room
- Modern Refitted Kitchen & Guest WC
- Three Bedrooms & Contemporary Bathroom
- Driveway & Beautiful Low Maintenance Rear Garden
- Close To Shops & Local Amenities

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Accessed through a double glazed entrance door with a double glazed panel to the side, and having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard. There is a radiator, and wood effect porcelain tiled flooring.

Living & Dining Space 29' 1" x 11' 4" (8.87m x 3.46m)

A spacious & light reception room, featuring an electric fire inset within a marble surround on a matching hearth. There are two radiators, wood effect porcelain tiled flooring, a double glazed bow window to the front elevation, and a double glazed window to the rear elevation.

Sitting Room 12' 11" x 8' 8" (3.94m x 2.64m)

A versatile room, having wood effect porcelain tiled flooring, a radiator, and a double glazed sliding door to the rear elevation.

Kitchen 12' 3" x 8' 0" (3.74m x 2.44m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl sink/drain unit with chrome mixer tap over, and a range of appliances including a built-in oven, microwave oven, 4-ring gas hob with extractor hood above. There is space for an American style freestanding fridge/freezer, wood effect porcelain tiled flooring, and a double glazed window to the rear elevation.



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Guest WC 6' 4" x 2' 9" (1.92m x 0.85m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin set into top with chrome mixer tap over and storage beneath. There is part-tiled walls, and wood effect porcelain tiled flooring.

First Floor Landing

Having a double glazed window to the side elevation, access to the loft space, and a built-in airing cupboard housing a wall mounted gas central heating boiler.

Bedroom One 9' 11" x 17' 8" (3.03m x 5.39m)

A spacious double bedroom featuring fitted triple wardrobes with overhead storage space. There are double glazed windows to the front elevation, and a radiator.

Bedroom Two 13' 0" x 10' 2" (3.97m x 3.09m)

A second double bedroom, having double glazed windows to the rear elevation, and a radiator.

Bedroom Three 10' 4" x 7' 1" (3.15m x 2.17m)

Having a radiator, and a double glazed window to the rear elevation.

Bathroom 5' 7" x 8' 7" (1.69m x 2.62m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap and shower attachment over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is tiled walls, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over an asphalt driveway with decorative block brick border, providing off-street vehicle parking and access to the main entrance door & single garage. There is timber gated access to the side of the property leading to the rear garden.

Garage 19' 3" x 8' 2" (5.87m x 2.49m)

Having double garage doors to the front elevation, power & lighting, space & plumbing for appliances, tiled flooring, a glazed window to the side elevation, and integral door leading to/from the kitchen.

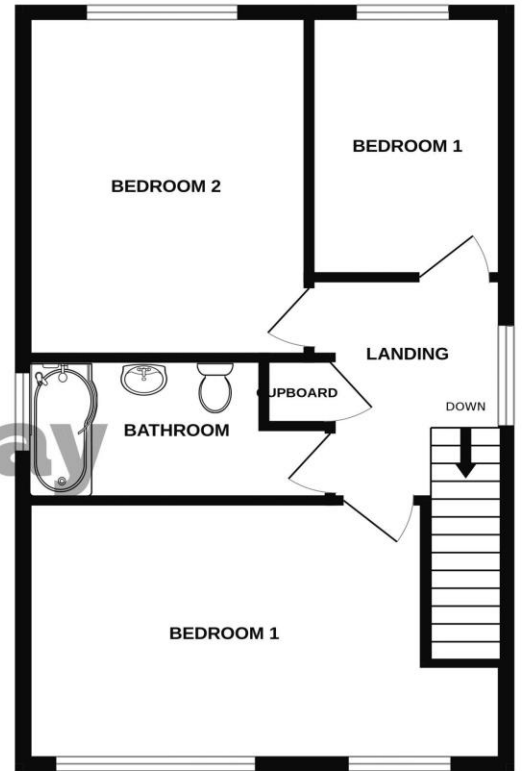
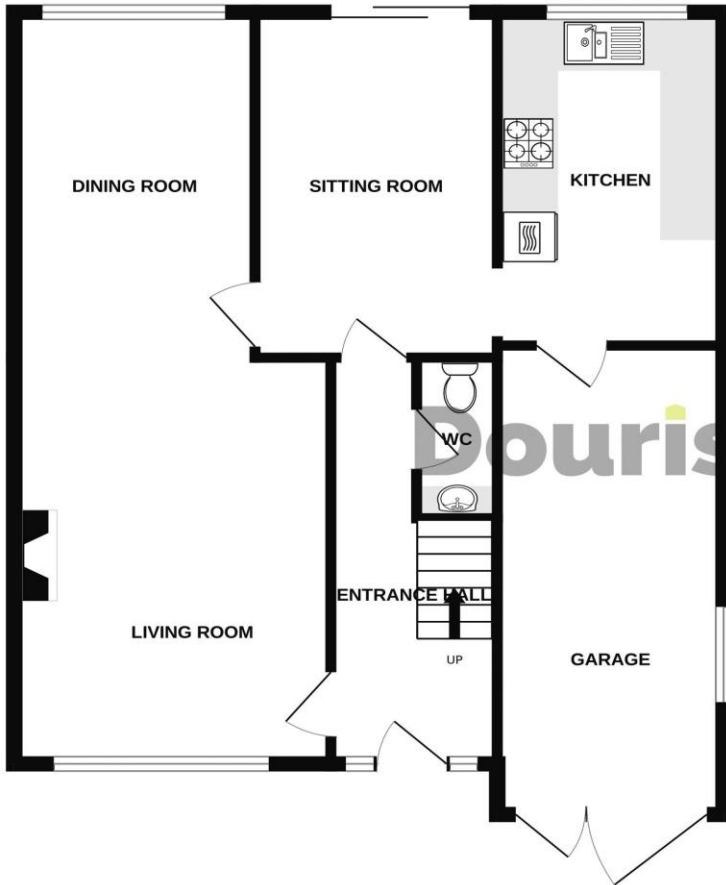
Outside Rear

A private & enclosed rear garden which is designed with low-maintenance in mind, featuring a cut Indian stone paved seating area, an artificial lawned garden area, and is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

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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