



Quinton Avenue | Great Wyrley, Walsall | WS6 6LR

Offers In The Region Of £310,000





## Summary

**\*\* EXTENDED FAMILY HOME \*\* HIGHLY DESIRABLE LOCATION \*\* THROUGH LOUNG DINER \*\* MODERN REFITTED BREAKFAST KITCHEN \*\* LANDSCAPED REAR GARDEN \*\* FOUR GENEROUS BEDROOMS \*\* SHOWER ROOM \*\* GROUND FLOOR WET ROOM \*\* EXCELLENT SCHOOL CATCHMENTS \*\* EASY ACCESS TO LOCAL SHOPS AND AMENITIES \*\* EXCELLENT TRANSPORT LINKS VIA ROAD AND RAIL \*\* VIEWING STRONGLY ADVISED \*\* CHAIN FREE \*\***

Webbs Estate Agents are pleased to offer for sale a large extended family home in the sought-after location of Great Wyrley with excellent school catchments, local shops, amenities and transport links via road and rail.

In brief consisting of an entrance porch and hallway, a large through lounge diner, a spacious modern breakfast kitchen, the converted garage provides either a second reception room or ground floor bedroom with wet room, a utility and a guest WC.

To the first floor there are four generous bedrooms and a shower room, externally the property has a large enclosed rear garden with a patio seating area, pathways and display borders, ample off-road parking is provided by a driveway, front garden with display border, viewing is strongly advised to fully appreciate the standard, size and location of the property on offer.

## Key Features

- SPACIOUS SEMI DETACHED FAMILY HOME
- THROUGH HALLWAY
- LOUNGE/DINER, KITCHEN
- UTILITY ROOM
- DOWNSTAIRS BEDROOM/SITTING ROOM WITH WET ROOM
- 4 BEDROOMS, BATHROOM
- DRIVEWAY
- REAR GARDEN
- VIEWING RECOMMENDED
- EXCELLENT TRANSPORT LINKS

## Rooms and Dimensions

### PORCH

### THROUGH HALLWAY

### LOUNGE/DINING AREA

30'8" x 12'0" (9.360m x 3.658m)

### KITCHEN

18'0" x 8'6" (5.492m x 2.597)

### UTILITY ROOM

7'0" x 6'8" (2.149m x 2.042m)

### DOWNSTAIRS BEDROOM/SITTING ROOM

16'1" x 6'11" (4.915m x 2.133m)

### WET ROOM

6'10" x 5'9" (2.102m x 1.769)

### LANDING

### MASTER BEDROOM

11'11" x 10'10" (3.653m x 3.326m)

### BEDROOM 2 - L-SHAPED

14'8" x 11'7" (4.488m x 3.549m)

### BEDROOM 3

11'11" x 11'5" (3.651m x 3.494m)

### BEDROOM 4

10'9" x 7'3" (3.286m x 2.235m)

### BATHROOM

### REAR GARDEN AND DRIVEWAY

### COAL MINING

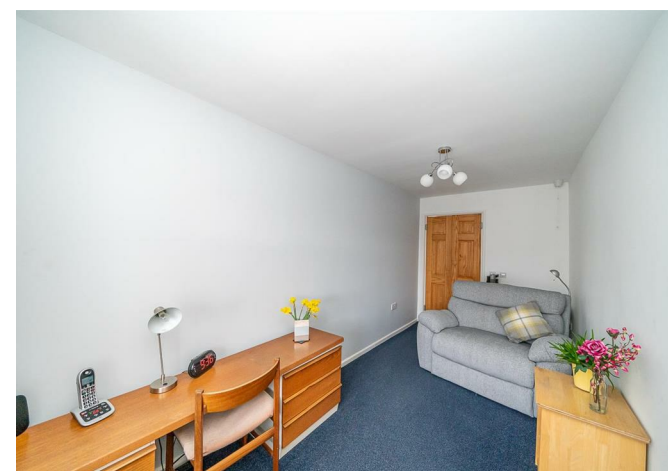
### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES









GROUND FLOOR

1ST FLOOR



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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