



Forest Way, Great Wyrley, WS6 6HU

Offers in the Region Of £375,000

Great Wyrley

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Welcome to Forest Way, an immaculately presented and meticulously finished family home situated in the ever popular Great Wyrley.

An internal inspection reveals a welcoming entrance hall, spacious family living space, beautifully finished kitchen with space for appliances and dining space, separate utility room, access to a useful garage and completing the ground floor is the guest W/C.

Stairs lead to the first floor where you will find four outstanding generous bedrooms, an en suite shower room to master and a family bathroom.

Outside is a well matured and privately enclosed rear garden excellent for any growing family and to the fore is parking for multiple vehicles.

Nearby are highly regarded local schools, a variety of shops and also easily accessible transport links making commuting easy!

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification

HIGHLY SOUGHT AFTER LOCATION
FOUR BEDROOM DETACHED FAMILY HOME
NO ONWARD CHAIN
SPACIOUS LIVING ROOM
DINING SPACE

Hall

W/C

Living Room 16' 8" x 13' 5" (5.08m x 4.09m)

Kitchen Diner 26' 2" x 8' 10" (7.98m x 2.69m)

Utility Room

Garage

Landing

Bedroom One 14' 1" x 10' 5" (4.29m x 3.18m)

Bedroom Two 11' 9" x 10' 5" (3.58m x 3.18m)

Bedroom Three 14' 5" x 7' 5" (4.40m x 2.26m)

Bedroom Four 8' 2" x 7' 5" (2.49m x 2.26m)

Bathroom

En Suite Shower Room

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		