



Lingfield Drive, Great Wyrley, WS6 6LS

Offers Over £240,000

Great Wyrley

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Welcome to Lingfield Drive and this well presented, semi-detached family home located in a sought-after area of Great Wyrley ideal for school catchments, close to shops and facilities in the village and excellent commuter links nearby.

Set behind a front driveway with a side garage the property is accessed via a front porch leading into the hallway.

The ground floor layout comprises of good-sized living room leading to an open-plan kitchen/dining area with patio doors opening to the rear garden. Off the kitchen is a tandem garage ideal for secure parking and a separate utility room with ample storage space, room for appliances and access to the rear garden.

To the first floor are three bedrooms and a bathroom. The third bedroom benefits from fitted wardrobes.

The beautifully maintained rear garden has mature trees offering privacy and is perfect for families with young children.

In addition, the property has gas central heating, double glazed windows and is available to view so contact Paul Carr Great Wyrley to arrange an appointment.





Property Specification

Very Well Maintained & Extended Family Home
Updated Double Glazed Windows and Doors
Open-Plan Kitchen/Dining Area
Large Tandem Garage
Separate Utility Room

Porch

Lounge

4.62m (15'2") x 3.67m (12')

Kitchen/Diner

4.60m (15'1") x 3.23m (10'7")

Utility

3.61m (11'10") x 2.29m (7'6")

Tandem Garage

First Floor Landing

Bedroom 1

3.94m (12'11") x 2.53m (8'4")

Bedroom 2

3.27m (10'9") x 2.53m (8'4")

Bedroom 3

3.03m (9'11") x 1.98m (6'6")

Bathroom

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:

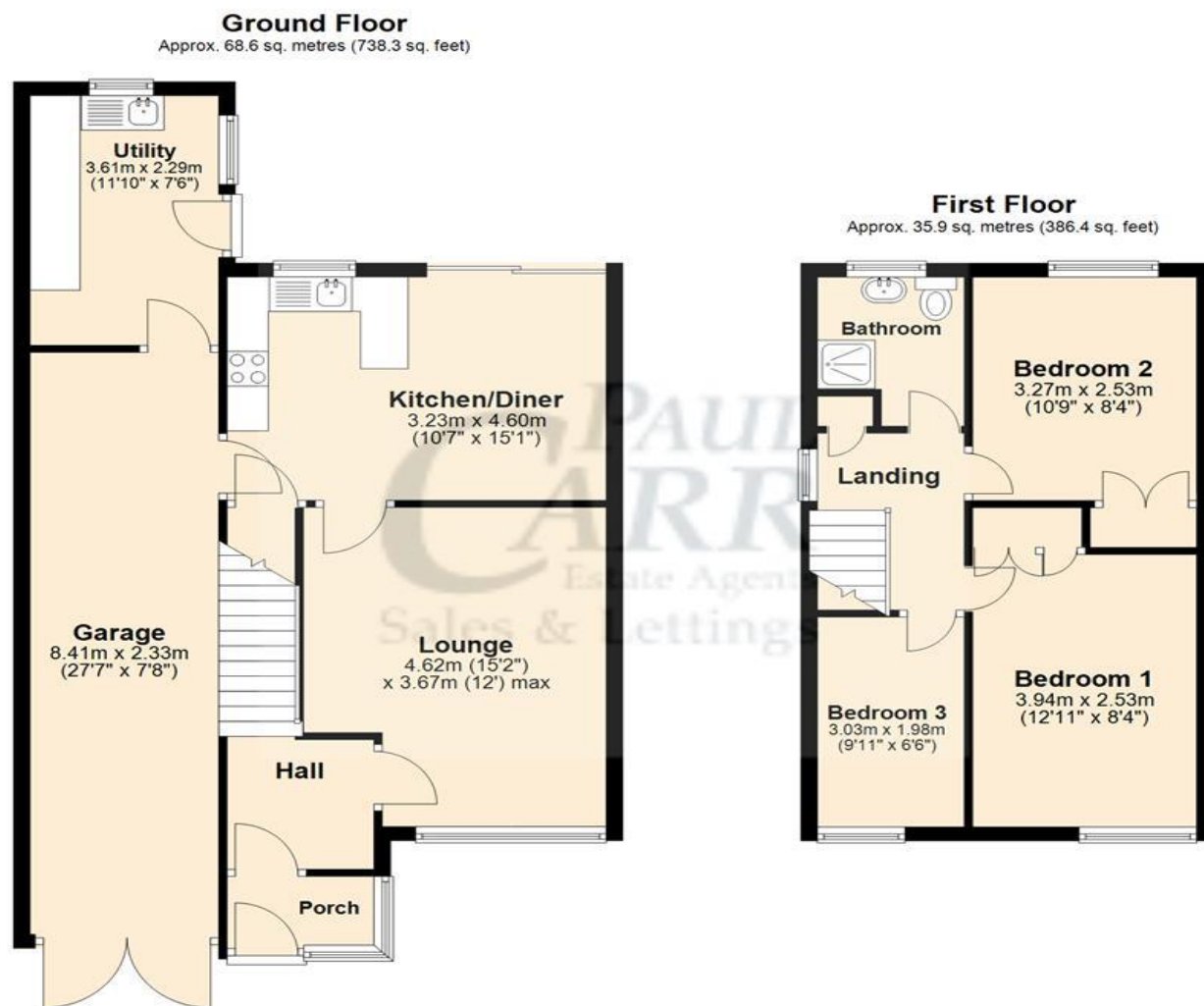
Services connected: Gas, Electric, Drainage, Water

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

