



Hut Hill Lane, Great Wyrley
Walsall, WS6 6PB

Offers in Excess of £400,000

Great Wyrley

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The immaculately presented and generously extended accommodation briefly comprises; Entrance porch, reception hall, study/office, through dining and lounge, guest WC, utility room, modern fitted breakfast room and kitchen, the first floor has four double bedrooms, modern re fitted en suite and family bathroom, the property further benefits from having gas central heating and double glazing, large driveway providing multiple vehicle parking, single detached garage with further parking space to the side of the property and a large private, secure and enclosed landscaped garden to the rear. The property and plot also offer potential to extend further subject to planning approval.





Property Specification

HIGHLY IMPRESSIVE EXTENDED TRADITIONAL
DETACHED HOME
FOUR DOUBLE BEDROOMS
LARGE PRIVATE AND LANDSCAPED REAR GARDEN
MODERN REFITTED BATHROOM, EN SUITE AND GUEST WC
EXTENDED MODERN KITCHEN BREAKFAST ROOM

Entrance Porch

Reception Hall

Study/Office 10' 8" x 8' 1" (3.24m x 2.47m)

Through Lounge/Dinning Room 26' 11" x 10' 11"
(8.21m x 3.33m)

Guest WC

Utility Room 8' 8" x 5' 3" (2.63m x 1.61m)

Open Kitchen Breakfast Room 17' 7" x 12' 4"
(5.35m max x 3.75m min x 4.29m max 1.96m min)

First Floor Landing

Master Bedroom 11' 10" x 10' 10" (3.60m x 3.30m)

En suite

Bedroom Two 10' 11" x 10' 9" (3.32m x 3.27m)

Bedroom Three 15' 4" x 6' 9" (4.67m x 2.07m)

Bedroom Four 10' 0" x 8' 0" (3.05m x 2.43m)

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

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:

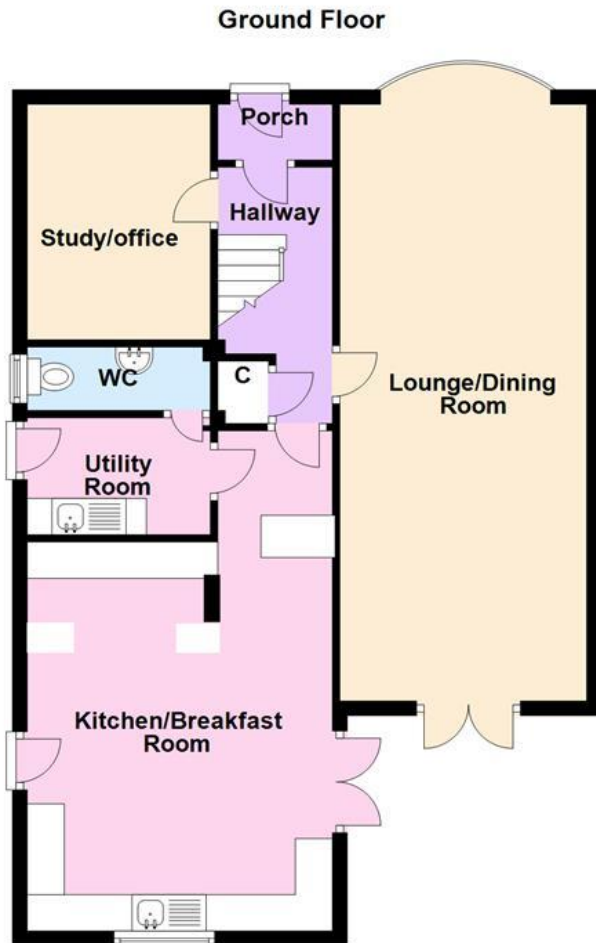
Services connected: Gas, Electricity, Water & Drainage

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

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

Map Location

