

Road Map



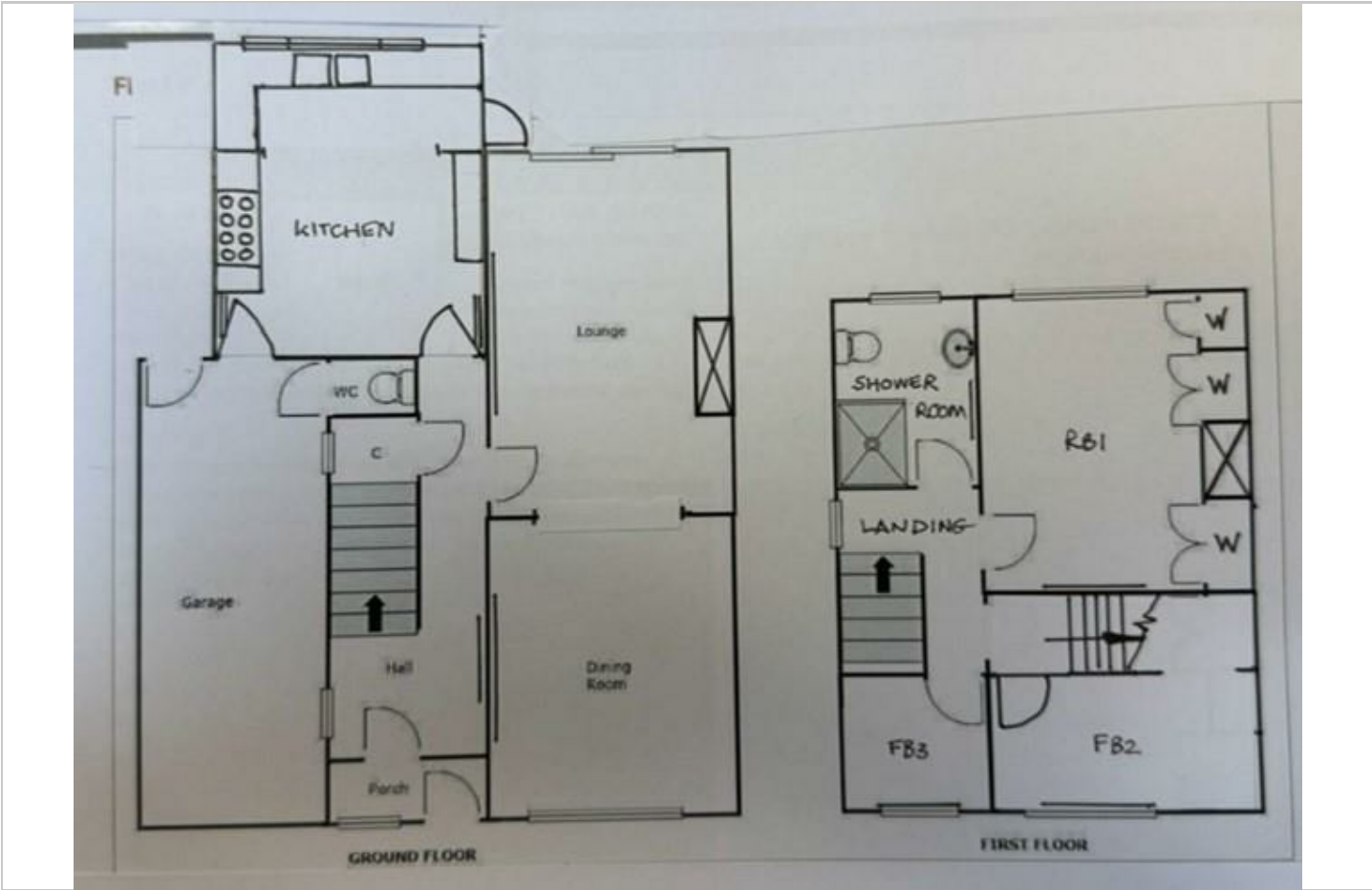
Hybrid Map



Terrain Map



Floor Plan



7 Stafford Road

, Great Wyrley WS6 6AX
Offers In The Region Of
£315,000 Freehold

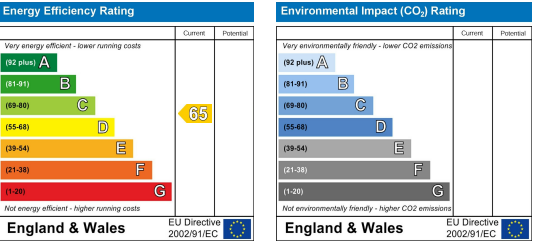


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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7 Stafford Road

, Great Wyrley WS6 6AX

Offers In The Region Of £315,000 Freehold



Nestled in the charming area of Great Wyrley, Stafford Road presents a delightful opportunity to acquire a beautifully presented semi-detached family home. Built in 1950, this extended property boasts a generous 936 square feet of living space, making it an ideal choice for families seeking comfort and style.

As you enter, you are welcomed by an enclosed porch that leads into a spacious hall and staircase. The ground floor features two inviting reception rooms, perfect for both relaxation and entertaining. The extended breakfast room and kitchen provide a bright and airy space for family meals, while a convenient guest cloakroom adds to the practicality of the home.

The first floor comprises three well-proportioned bedrooms, each offering a peaceful retreat. A modern shower room with a WC serves the bedrooms, ensuring convenience for family living. Additionally, a loft room provides extra space that can be utilised as a study, playroom, or guest accommodation.

The property is further enhanced by gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the seasons. Outside, the home is surrounded by mature gardens to both the front and rear, offering a tranquil setting with picturesque views of open farmland.

With a garage and driveway, parking is never a concern. This semi-rural location combines the best of both worlds, providing a serene environment while remaining close to local amenities. This charming home is perfect for those looking to enjoy a peaceful lifestyle without sacrificing convenience. Do not miss the chance to make this lovely property your own.

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The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH

With ceramic tiled floor and timber and glazed inner door opening into the;-

WELCOMING RECEPTION HALLWAY

Having an easy rise spindled balustrade staircase leading to the first floor, useful downstairs storage cupboard housing both gas and electric meters, designer double panel radiator, engineered Oak flooring and tongue and groove boarding to dado height. Doors radiate to the following;-

FRONT DINING ROOM measuring

12'4" x 10'8" (3.77m x 3.27m)

Having a deep PVCu double glazed bow window overlooking the fore garden, double panel radiator with thermostatic valve, coved ceiling, wall lighting and square archway leading into the;-

EXTENDED REAR LOUNGE measuring

16'8" x 10'5" (5.1m x 3.2m)

The focal point of which is provided by a chimney breast wall having an inset log burning stove with timber over mantle, double panel radiator with thermostatic valve, coved ceiling, wall lighting and PVCu double glazed sliding patio doors leading to the rear garden.

EXTENDED BREAKFAST KITCHEN measuring

16'4" x 11'4" (5m x 3.46m)

Comprehensively equipped in a range of shaker style cream coloured base and wall units with real wood Butchers block work surfaces, incorporating a double white glazed Belfast sink with antique style mixer tap, a Rangemaster gas cooker with extractor hood over and ceramic tiled splash back, two designer double panel radiators each with thermostatic valves, PVCu double glazed window to the rear aspect and personal door leading onto the patio, built in storage bench unit, Cottage style timber boarding and door leading to the garage and access to the ground floor WC.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

With PVCu double glazed window to the side aspect and doors radiating to the following;-

REAR BEDROOM ONE measuring

12'5" x 11'3" (3.8m x 3.43m)

Having a range of built in bedroom furniture incorporating wardrobes, PVCu double glazed window to the rear aspect, single panel radiator and tongue and groove boarding to the feature wall.

FRONT BEDROOM TWO measuring

11'3" x 8'11" (3.43m x 2.73m)

Having a PVCu double glazed window to the front aspect, single panel radiator, and recess beneath the stairs.

FRONT BEDROOM THREE measuring

6'1" x 5'6" (1.87m x 1.7m)

Having a single panel radiator and PVCu double glazed window to the front aspect.

MODERN FAMILY SHOWER ROOM/WC

Having a contemporary white suite comprised of low level close coupled WC, vanity wash hand basin, shower cubicle with power shower and ceramic tiling, double panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

ON THE SECOND FLOOR

LOFT ROOM measuring

14'5" x 11'1" (4.4m x 3.4m)

Having a skylight window to the rear aspect, useful built in recess wardrobe and under eaves storage space.

OUTSIDE

A SIDE ATTACHED SINGLE CAR GARAGE measuring

19'2" x 8'4" (5.85m x 2.56m)

Having PVCu double opening garage doors, power and lighting, wall mounted Ideal Isar central heating boiler and PVCu double glazed window to the rear aspect.

GARDEN

The property benefits from a deep fore garden with shaped lawn and well stocked herbaceous borders. There is a tarmacadam driveway providing ample off road parking. The rear garden is fully enclosed, having a good sized Porcelain raised terrace with steps down to the level lawn with well stocked herbaceous borders, an attractive open aspect to the rear, together with detached summerhouse.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band C.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

