



Long Lane  
Newtown, Great Wyrley



# Long Lane Newtown



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and fully renovated three bedroom detached family home situated in the sought after semi-rural village of Newtown, just outside of Great Wyrley and Essington.

Work carried out on the property includes: brand new fitted kitchen and bathroom, re-wiring, new plastering, new carpets and flooring, new radiators, new windows and composites door, new internal doors, new electric remote controlled roller shutter door to the garage. There is also a new fitted log burner in the lounge as well as Bi-fold doors.

Externally there is a driveway with parking for at least three cars plus a large private rear garden which collects the sun throughout the afternoon and evening.

The property is just a short drive from Great Wyrley and Essington which both offer a diverse range of amenities including, primary & secondary schools and local shopping facilities. Excellent commuter links are available with the M6 toll road linking the midlands motorway network, A34, A5 and Landywood Railway providing commuter rail services to Birmingham New Street being just a few minutes away.

## **SIDE ENTRANCE PORCH:**

Composite entrance doors to the front and rear and further composite door into the hallway.

## **HALLWAY:**

Entrance door, light point, new carpeted flooring, stairs to the first floor and doors to the lounge, kitchen and the guest WC.

## **LOUNGE & DINING AREA:**

15' 1" x 19' 6" (4.60m x 5.95m)

Feature fireplace with new fitted log burner, carpeted flooring, TV aerial sockets, ceiling light points, opening to the rear dining area, radiators and Bi-fold doors to the rear garden.

## **BRAND NEW FIITED KITCHEN:**

9' 11" x 14' 8" (3.01m x 4.46m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven, induction hob with WIFI connected extractor hood, further integrated fridge and freezer, space for a washing machine, LVT flooring, ceiling spot lights, radiator, large pantry/store cupboard and window to the front.

## **GUEST WC:**

Modern fitted suite comprising: cabinet wash hand basin, low level WC, vinyl flooring, light point and window to the side.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

## **BEDROOM ONE:**

8' 8" x 14' 8" (2.65m x 4.46m)

Ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point and window to the front.

## **BEDROOM TWO:**

8' 8" x 11' 7" (2.65m x 3.54m)

Recess for wardrobe, carpeted flooring,, ceiling light points, radiator and window to the rear.

## **BEDROOM THREE:**

6' 3" x 11' 7" (1.91m x 3.54m)

Carpeted flooring,, ceiling light points, radiator and window to the front.

## **FAMILY BATHROOM:**

New fitted white suite comprising: bath with shower over and screen, cabinet wash hand basin, low level W/C, vinyl flooring, aqua panelled walls, heated towel rail, extractor fan and window to the rear.





**GARAGE:**

Electric remote controlled operated roller shutter front door, light and electric points.

**EXTERNALLY:**

At the front is a concrete print driveway with parking for at least three vehicles which leads to the front entrance door and garage. The private rear garden is enclosed by fenced borders and features; patio area ideal for entertaining, lawn, brick built shed with newly fitted electrics, various trees, shrubs and flowerbeds.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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