



Walsall Road
Great Wyrley

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious five bedroom detached family home which occupies a generous corner plot.

Being offered with NO ONWARD CHAIN.

The property boasts parking on the private on-off driveway for numerous vehicles with additional side porch able to shelter a large motor home or boat etc. The private rear low maintenance rear garden features a block paved patio area and artificial lawn with under cover bar & BBQ area as well as summer house.

Internally the property briefly comprises: entrance hallway, large through lounge, further sitting room, a large open plan kitchen-diner, separate utility, ground floor shower room and wet room, plus an integral garage which has been part converted into an annexe room. The large landing leads off to the five double bedrooms and the family bathroom and there is eaves space for storage.

Other benefits include: UPVC double glazing, gas central heating providing by a new fitted Worcester Bosch boiler, plus solar panels (just 2 years old) and 4 lithium storage batteries keeping the electric bills to a minimum. There is also an electric car





charging point and CCTV installed within the last 2 years plus an alarm system (3 months old).

The property is situated in Great Wyrley bordering Cannock, offering a wide range of amenities including, good local schooling and 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.

ENTRANCE HALL:

UPVC entrance door, laminate flooring, light, doors to the lounge and sitting room.

LOUNGE:

12' 8" x 26' 5" (3.85m x 8.06m)
Feature fireplace with fitted electric fire, oak flooring, radiators, light points, bay window to the front, French doors to the garden and door to the wet room.

SITTING ROOM:

11' 6" x 16' 1" (3.50m x 4.90m)
Carpeted flooring, ceiling light points, radiator, bay windows to front, stairs to the first floor, door to the inner hallway.

OPEN PLAN KITCHEN-DINER:

13' 7" x 24' 11" (4.15m x 7.60m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces with breakfast bar, inset bowl sink and drainer with mono tap, range cooker with extractor hood, integrated dishwasher and fridge-freezer, tiled flooring, spot lights and light point, ample room for a dining table and chairs, radiator, bay window to the front, window to rear, UPVC doors to the front and rear.



UTILITY:

6' 8" x 9' 10" (2.04m x 3.00m)

Fitted wall and base units with cabinets, drawers and work tops plus sink and drainer with tap, space and plumbing for white goods including washing machine, dryer and further fridge-freezer.

SHOWER ROOM:

Fully tiled suite with walk in shower cubicle, low level WC, drawer unit with wash hand basin, spot lights, radiator and window to the rear.

**WET ROOM:**

Wall mounted shower with floor level drain, low level WC, wash hand basin, spot lights, towel rail, windows to the side and rear, doors to the garden and garage.

GARAGE/ANNEXE ROOM:

8' 10" x 16' 6" (2.70m x 5.02m)

Electric roller shutter front door, laminate flooring, light point, fitted wardrobes, radiator and door to the wet room. The room could be converted back (by the buyer) to a full garage or annexe bedroom if required.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to five bedrooms, family bathroom and access to one of the eaves storage spaces.

MASTER BEDROOM:

11' 6" into wardrobes x 13' 1" (3.50m x 4.00m)

Built in wardrobes, laminate flooring, radiator, ceiling light point, window to front and opening to the en-suite.





EN-SUITE:

Suite comprising: walk in shower cubicle, cabinet wash hand basin, low level WC, vinyl flooring, spot lights and door to another eaves storage area.

BEDROOM TWO:

11' 2" x 9' 3" (3.40m x 2.82m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

11' 2" x 9' 10" (3.40m x 2.99m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

10' 8" x 9' 10" (3.25m x 3.00m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FIVE:

13' 7" x 9' 10" (4.14m x 3.00m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to the side and door to the eaves storage space.

FAMILY BATHROOM:

White suite comprising: shower cubicle, bath, vanity unit with cabinet wash hand basin, low level W/C, tiled flooring, spot lights, radiator, window to side, rear storage space with airing cupboard and door to further eaves storage.

VIEWING:

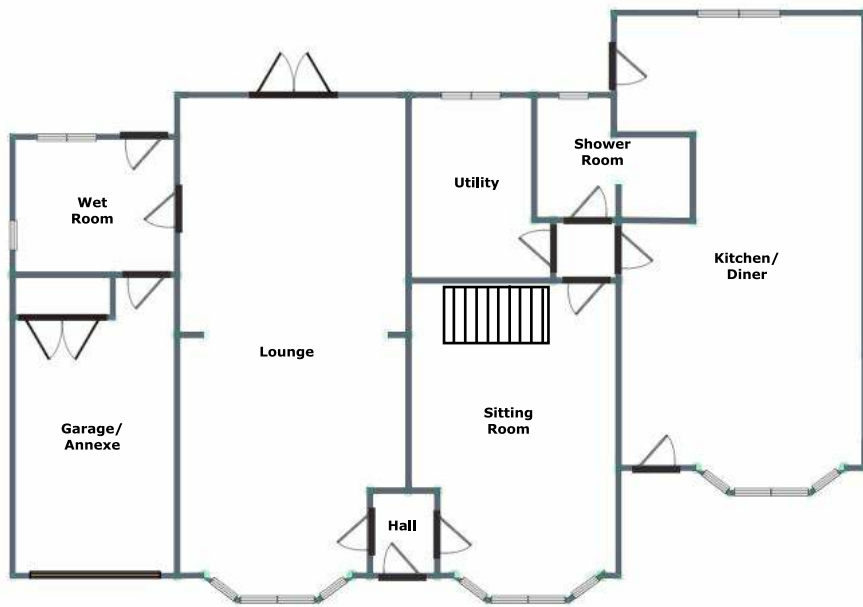
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



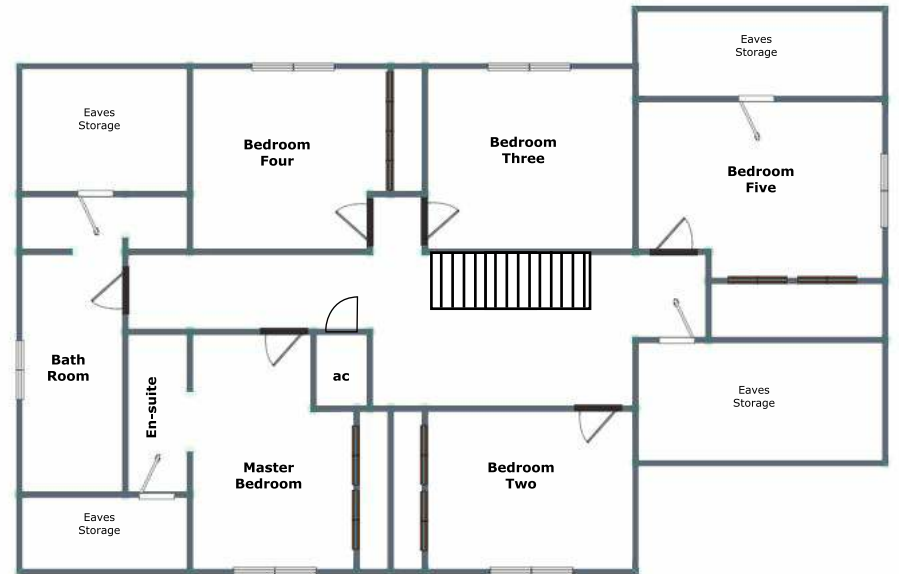
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Car Port



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