



Weaves Close
Great Wyrley

Weaves Close Great Wyrley



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom town house set over three floors positioned in a private cul-de-sac with parking for two vehicles directly to the front of the property.

The property briefly comprises: entrance porch, kitchen, lounge, conservatory, WC, landing, two double bedrooms and a family bathroom plus a top floor master bedroom and en-suite.

Externally there is the aforementioned parking to the front and a private low maintenance rear garden with patio and artificial lawn garden.

The property benefits from UPVC double glazing and central heating through out.

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.

RECEPTION HALL:

Entrance door, laminate flooring, light point, radiator, doors to the lounge, WC and kitchen.

LOUNGE:

13' 0" x 15' 11" (3.95m x 4.85m)

Laminate flooring, ceiling light points, radiator, under stairs store cupboard, French doors to the conservatory and space for dining table and chairs if required.

KITCHEN:

8' 4" x 10' 1" (2.55m x 3.07m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink

and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a fridge-freezer and washing machine, radiator, light point and window to the front.

CONSERVATORY:

8' 10" x 8' 1" (2.70m x 2.46m)

Ply-carbonate pitched roof with a UPVC frame set on brick base, laminate flooring, ceiling light and fan, French doors to the rear garden.

WC:

Suite comprising: low level WC, wash hand basin, radiator, light point and extractor fan.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and further staircase to the top floor master bedroom.

MASTER BEDROOM:

26' 5" x 13' 0" (8.06m x 3.95m)

Door from the landing, carpeted flooring, radiators, ceiling light points, window to the front, Velux skylights to the front and rear, eaves storage space and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC, extractor fan, radiator, Velux skylights to the rear and eaves storage space.

BEDROOM TWO:

13' 0" x 10' 6" (3.95m x 3.19m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

13' 0" x 10' 1" (3.95m x 3.07m)

Carpeted flooring, ceiling light point, radiator and windows to the front.





FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator, extractor and airing cupboard.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



