



Walsall Road
Great Wyrley

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached property with large side extension and double garage to the rear with huge potential to convert into an annexe. Being offered with NO ONWARD CHAIN.

The large plot boasts ample parking to the front, the side side car port with electric roller shutter doors leading to the rear courtyard and double garage, with further rear Japanese style decking area with pond and large summer house with bar and reception area with electrics and light points.

Internally the property briefly comprises: entrance hallway, large lounge, rear kitchen with separate utility and ground floor shower room, landing, three double bedrooms with a dressing area and en-suite to the master bedroom plus a family bathroom and converted attic space.

The double garage has been built with an annexe conversion already in mind and features double brick construction, full electric supply and lighting, gas central heating (from the main house), garage area which could become a living space/kitchen, ground floor WC and attic room with carpeted flooring, Velux windows which could be converted into a bedroom. The base of the garage measures 17' 2" x 19' 0" (5.22m x 5.80m).

The property features UPVC double glazing and gas central heating throughout provided by a gas boiler fitted around 3 years ago.

RECEPTION HALL:

Composite entrance door, light point, radiator, large store cupboard and door into the lounge.

LOUNGE:

11' 2" x 23' 3" (3.41m x 7.08m)

Feature fireplace with recess electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light points,

radiators, space at the front for a study area, bay window to the front, doors into the kitchen and staircase.

KITCHEN:

14' 3" x 10' 8" (4.35m x 3.25m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, integrated dishwasher, tiled flooring, ceiling spot lights, window to the side, door into the utility.

UTILITY:

10' 0" x 7' 3" (3.05m x 2.21m)

Fitted work top with space for washing machine, dryer, fridge-freezer, tiled flooring, light point, radiator, window and door to the courtyard, door to the shower room.

SHOWER ROOM:

7' 3" x 6' 9" (2.21m x 2.06m)

Modern suite comprising: shower cubicle, vanity unit incorporating wash hand basin, low level WC and cabinets, tiled flooring, light point and extractor fan.

CAR PORT:

9' 11" x 29' 0" (3.02m x 8.85m)

Electric roller shutter front door, electric points and lights, ample space storing cars, boats or caravans, open to the rear courtyard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further door to the stairs leading to the attic room.

BEDROOM ONE:

9' 4" x 12' 10" (2.85m x 3.90m)

Carpeted flooring, radiator, ceiling light point, French doors to the balcony, opening to the dressing leading onto the en-suite.





EN-SUITE BATHROOM:

Suite comprising: low level WC, wash hand basin, bath, carpeted flooring, ceiling light, radiator and window to the front.

BEDROOM TWO:

14' 7" x 10' 4" (4.45m x 3.15m)

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

BEDROOM THREE:

8' 4" x 9' 4" (2.53m x 2.85m)

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

FAMILY BATHROOM:

26' 9" x 10' 5" (2.058m x 3.17m)

White suite comprising: bath, vanity unit incorporating wash hand basin, low level W/C, cabinets, wall tiling, laminate flooring, ceiling light point and window to rear.



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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