



Jacobs Hall Lane
Great Wyrley

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached property situate don the edge of Great Wyrley with stunning views of the countryside to both the front and rear.

The property has been finished and tastefully decorated to a modern standard throughout and briefly comprises: entrance porch, hallway, open plan lounge-diner, modern fitted kitchen (fitted around 3 years ago), WC/utility room, landing, modern fitted family bathroom and three bedrooms.

Other benefits include UPVC double glazing, gas central heating plus and insulated and boarded loft space accessed via a pull down ladder.

Externally there is a private driveway offering parking for up to three vehicles plus a large private rear garden which back onto the horse paddocks at the rear, and features: patio and lawn areas perfect for entertaining guest and for families to play, gated side access and shed.

The property is located with in Great Wyrley offering 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.

PORCH:

UPVC French entrance doors and windows, red quarry tiled flooring and further door to the hallway.

RECEPTION HALL:

Laminate flooring, ceiling light point, useful under stairs storage cupboard, stairs to first floor, radiator, and doors to the lounge and WC/utility.

LOUNGE-DINER:

10' 6" x 23' 4" (3.20m x 7.12m)

Feature fireplace with fitted coal burner effect electric fire, laminate flooring, TV aerial, Internet & phone sockets, ceiling light points, radiators, window to the front and French doors to the kitchen.

MODERN FITTED KITCHEN:

14' 7" x 8' 10" (4.45m x 2.70m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated dishwasher, fridge and freezer, tiled flooring, cast iron radiator, spot lights, window and door to the garden, further door to the WC/utility.

WC/UTILITY:

Fitted work tops and wall cabinet housing the boiler (around 7 years old), with under counter space for a washing machine and dryer, low level WC and wash hand basin, tiled flooring, light point, radiator and further door to the hallway.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

10' 2" x 12' 0" (3.11m x 3.65m)

Carpeted flooring, radiator, ceiling light point and window to rear with open views of countryside.

BEDROOM TWO:

9' 11" x 11' 0" (3.02m x 3.36m)

Carpeted flooring, ceiling light point, radiator, window to front and access to loft via a pull down ladder.

BEDROOM THREE:

5' 11" x 7' 1" (1.80m x 2.15m)

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





FAMILY BATHROOM:

White suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, vinyl tiled effect flooring, heated towel rail, ceiling light, extractor 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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