



Rosemary Avenue
Great Wyrley

Rosemary Avenue

Great Wyrley



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home situated within a quite cul-de-sac in the popular village of Great Wyrley.

The property briefly comprises: porch, entrance hallway, spacious rear lounge with additional conservatory, kitchen, tandem garage, landing, modern fitted bathroom and three well proportioned bedrooms.

Externally there is a private driveway with parking for up to four vehicles plus a low maintenance south facing private rear garden with patio and artificial lawn areas, ideal for entertaining guest and for families to play.

Other benefits include: gas central heating and UPVC double glazed windows throughout fitted around 3 years ago.

The property is situated in Great Wyrley which offers 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 double glazed front door and windows to the front, tiled flooring and further door opening to reception hallway.

RECEPTION HALL:

Laminate flooring, ceiling light point, useful stairs to first floor with useful recess beneath, doors to the lounge and kitchen.

LOUNGE:

16' 1" x 12' 6" (4.90m x 3.80m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, wall light points, radiator and large patio door to the rear conservatory.

CONSERVATORY:

12' 6" x 8' 10" (3.82m x 2.70m)

Pitched poly-carbonate roof with UPVC frame set on a plastered brick base, electric wall heater, ceiling light and fan, laminate flooring and French doors and windows to the garden.

KITCHEN:

8' 10" x 11' 0" (2.70m x 3.35m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill, plus 4 ring gas hob with extractor hood, space for a washing machine and under counter fridge, tiled flooring, light point, window to the front and door into the tandem garage.

TANDEM GARAGE:

7' 10" x 25' 1" (2.40m x 7.65m)

Up and over fibre glass front door, light and electric points, rear utility area with plumbing and space for further white goods, doors to the garden and kitchen.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and hatch to the part boarded attic space with pull down ladder.

BEDROOM ONE:

9' 11" x 12' 5" (3.01m x 3.78m)

Built in wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 11" x 11' 0" (3.01m x 3.36m)

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

BEDROOM THREE:

6' 1" x 9' 2" (1.85m x 2.80m)

Laminate flooring, fitted shelving units, ceiling light point, radiator and window to the rear.



FAMILY BATHROOM:

White suite comprising: bath with shower screen and rainfall shower with body wash attachment, vanity unit with wash hand basin, low level W/C and cabinets, wall tiling, tiled flooring, heated towel rail, ceiling spot lights and window to front.

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.



