



Gorse Lane  
Great Wyrley



# Gorsy Lane Great Wyrley



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home occupying a substantial plot with generous frontage and rear garden.

The property has been extended to the rear of the ground floor offering an abundance of living space which briefly comprises: porch and entrance hallway, front lounge, large open plan kitchen and living area including dining area, separate utility and WC, garage, landing, three good sized bedrooms and a modern fitted bathroom.

Externally, the property is set back from the roadside behind a strip of grass and mature trees, with a large driveway with parking for several vehicles leading to the front door and garage. The landscaped private rear garden feature patio and artificial lawn areas, perfect for families to enjoy and for entertaining guests. There is also a useful storage shed.

Other benefits include: fully rewired with new consumer unit, boarded loft space with pull down ladder, gas boiler only 4 years old, UPVC double glazing throughout, electric car charger point plus CCTV and alarm system.

## RECEPTION HALL:

Accessed via the entrance porch it features: contemporary wall panelling, ceiling light point, radiator, stairs to the first floor and door into the kitchen area.

## FRONT LOUNGE:

7.243m x 3.347m (23'9" x 10'11")

Feature fireplace with fitted electric fire, contemporary wall panelling, carpeted flooring, ceiling light points, window to the front, patio doors to the kitchen & dining area.

## OPEN PLAN LIVING AREA & KITCHEN:

8.56m max x 5.15m (28'1" max x 16'10" )

Extended living area which incorporated the modern kitchen, dining and rear sitting areas, with cushioned vinyl white oak effect flooring, ceiling spot lights, windows and door to the garden and further door to the garage and utility.

## KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces including a kitchen island, inset bowl sink and drainer with mono tap, integrated electric oven/grill and microwave, integrated fridge-freezer, under-counter and plinth lighting.

## UTILITY:

4.28m max x 2.78m (14'0" max x 9'1")

Further range of matching unit with cabinets and work surfaces, inset sink and drainer with mono tap, space for a washing machine and dryer, light point, wall mounted gas boiler, doors to the garage, WC and garden.

## WC:

Suite comprising: low level WC, light point and window to the rear.

## GARAGE:

6.16m x 2.24m (20'2" x 7'4")

Split opening front door, light and electric points.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE

3.36m x 3.29m (11'0" x 10'9")

Built in mirrored wardrobes, carpeted flooring, radiator, ceiling light point and window to the front.

## BEDROOM TWO:

3.65m x 2.73m (11'11" x 8'11")

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

## BEDROOM THREE:

2.07m x 1.90m (6'9" x 6'2")

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





### MODERN FITTED BATHROOM:

Contemporary white suite comprising: bath with shower above and screen, wash hand basin set on drawer unit, low level W/C, wall tiling & tiled flooring, ceiling light, heated towel rail, wall mirror with LED lighting and windows to the side and 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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