



Alpha Way, Great Wyrley
WS6 6AH

SKITTS
ESTATE AGENTS

Accommodation description

****A Charming Double Fronted Three Bedroom Mid Terraced House** situated in the sought after village of Great Wyrley nestled in a cul-de-sac, this property is ideally located to local schools and the train station making a prime choice for families and commuters seeking a balance of village life and modern convenience. Enjoy the ample living space which includes a through lounge with patio doors leading onto the rear garden, a kitchen/diner offering practical space for family meals. A useful lobby area provides access to a downstairs w.c. To the first floor there are three generous bedrooms and a modern bathroom. There are front and rear gardens perfect for outdoor entertaining or simply unwinding. There is also communal parking adjacent to the property. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Entrance Hall: having uPVC door to the front, obscure uPVC double glazed window to the front, radiator, stairs leading to the first floor level

Lounge: 17' 10" x 11' 5" (5.44m x 3.48m) having double glazed patio doors leading to the rear garden, fireplace with electric fire, radiator

Kitchen/Diner: 17' 10" x 9' 10" (5.44m x 3.00m) having uPVC double glazed window to the front and to the rear, radiator. Kitchen Area: having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, space for cooker and storage cupboard. Door to:

Rear Lobby: having uPVC double glazed door leading to the rear garden, door to:

Downstairs W.C.: having a low flush W.C., plumbing for washing machine, radiator, uPVC double glazed window to the rear

On The First Floor

Landing: having access to loft storage area, two storage cupboards, uPVC double glazed window to the rear, doors leading off to:

Bedroom One: 12' 0" x 10' 0" (3.65m x 3.04m) having uPVC double glazed window to the front, built in double wardrobe, radiator

Bedroom Two: 12' 0" x 11' 5" (3.65m x 3.47m) having uPVC double glazed window to the front, built in wardrobes, radiator

Bedroom Three: 8' 4" x 7' 11" (2.54m x 2.42m) having uPVC double glazed window to the rear, radiator

Bathroom: having suite comprising panelled bath with electric shower over, low flush W.C., pedestal wash hand basin, heated towel rail, uPVC double glazed window to the rear and the walls are half tiled.

Outside: enclosed fenced garden to the rear with paved patio, laid to lawn, outside tap, outside light, two brick built outbuildings. Gravelled front garden set beyond dwarf wall and having pathway leading to the front entrance.



General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Bloxwich Tel: 01922 478104 Email: bloxwich@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in the Region Of £170,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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