



Cherrington Drive,
Great Wyrley, WS6 6NE

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Bloxwich proudly presents this charming extended two-bedroom bungalow, situated in a peaceful residential street in Great Wyrley. Set back from the road, this property offers a private driveway, a neat front lawn, and a carport shelter leading to a detached garage. Ideal for buyers seeking a renovation project, this home provides a fantastic opportunity to modernise and create a stunning living space. Upon entering the property, you are welcomed by a small porch, which leads into a spacious, double-length kitchen diner. This area features a galley-style kitchen, ample cupboard and worktop space, and a side access door leading to the driveway and carport area, making it highly practical for daily living. From the kitchen, you are guided into the double-length lounge, which benefits from a large bay window to the front, filling the space with natural light. A brick fire surround and fireplace serve as a central focal point, adding warmth and character to the room. Moving through the property, a hallway provides access to the main bathroom and two reception rooms and two bedrooms. The main bedroom is generously sized, featuring fitted wardrobes and a large window overlooking the second bedroom. The bathroom includes a bath with an overhead shower, sink vanity unit, WC, and a frosted window for privacy. Beyond the hallway, a spacious dining area leads into a further reception room, offering additional flexibility for living space. This room is light and airy, with patio doors

opening out to the rear garden, perfect for seamless indoor-outdoor living. The second bedroom is well-proportioned and benefits from windows overlooking the rear garden, providing a peaceful and private retreat. Externally, the rear garden is a mix of patio and lawn, offering ample opportunity for landscaping and personalisation. Additionally, the garden includes a greenhouse and a garden shed, adding to its practicality. While in need of modernisation, this bungalow is a fantastic opportunity to put your own stamp on a home in a desirable location. Viewing is highly recommended to appreciate its potential.

Entrance Porch

Dining Room: 9' 8" x 7' 8" (2.95m x 2.33m)

Kitchen: 10' 5" x 9' 0" (3.17m x 2.74m)

Lounge: 17' 11" x 10' 10" (5.46m x 3.31m)

Inner Hall

Bathroom: 6' 4" x 5' 5" (1.92m x 1.65m)

Main Bedroom: 13' 9" x 8' 3" (4.19m x 2.52m)

Bedroom Two: 10' 3" x 9' 7" (3.12m x 2.93m)

Bedroom Three: 9' 7" x 7' 3" (2.91m x 2.20m)

Bedroom Four: 9' 10" x 6' 10" (2.99m x 2.09m)

Garage: 15' 11" x 7' 8" (4.84m x 2.33m)





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: D

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 - Willenhall Tel: 01902 631151 Email: willenhall@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.

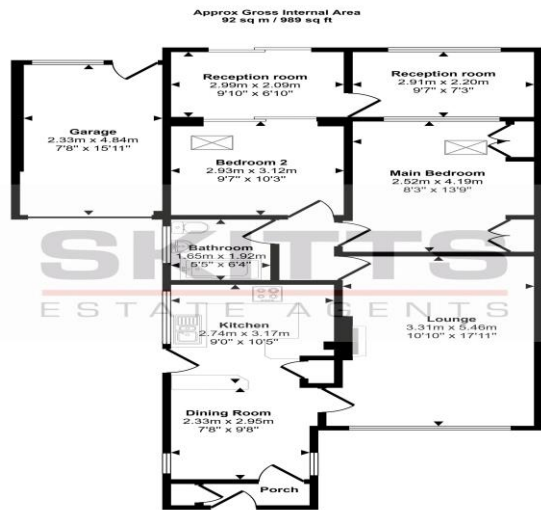
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

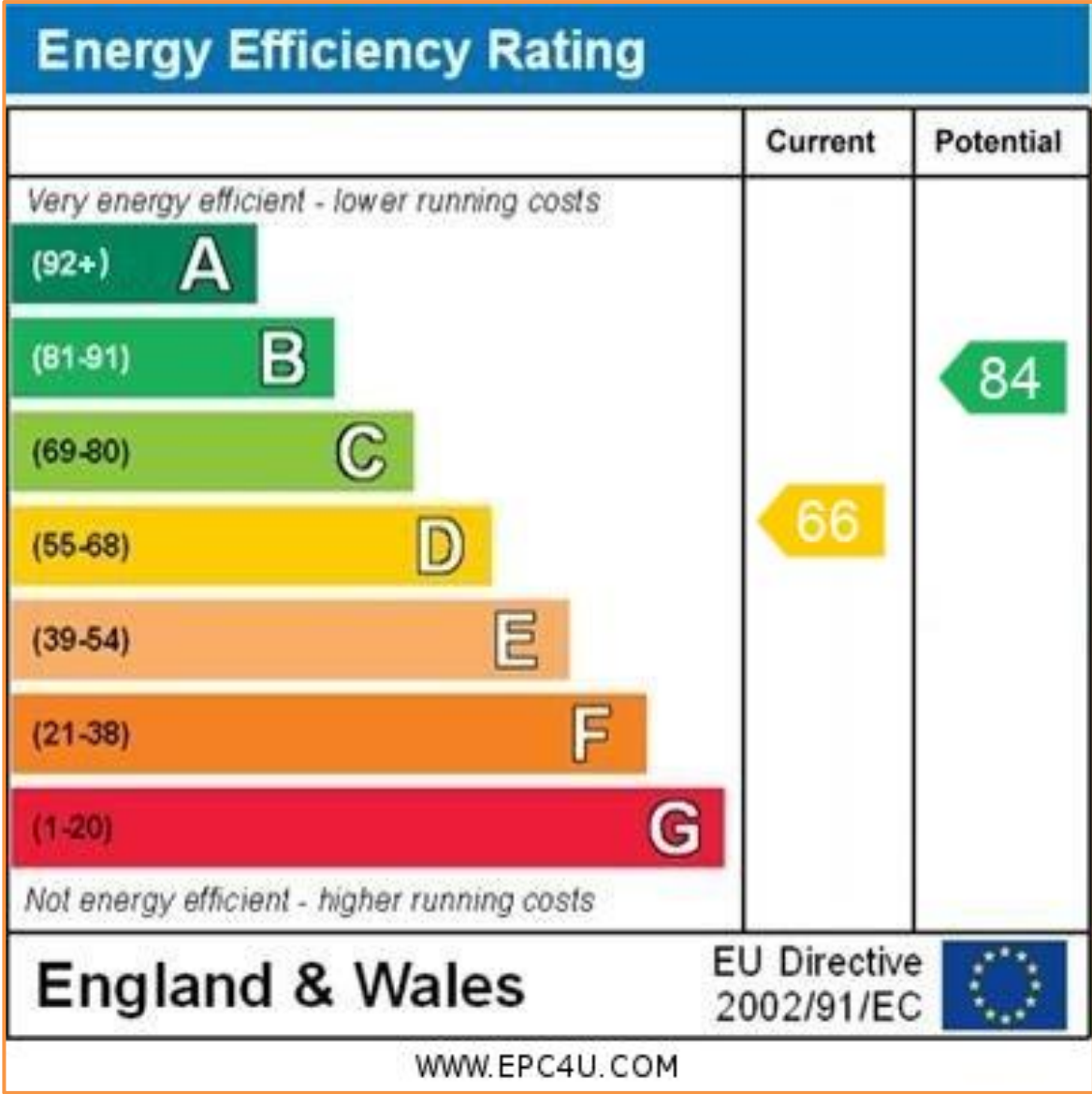


£270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Floorplan



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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