

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small black and white icon consisting of four squares arranged in a larger square pattern.

Lovett & Co.
estate agents

The text 'Well Lane Great Wyrley' is located in the bottom left corner of the image. It is written in a white, sans-serif font with a thin black outline, set against the dark asphalt of the road.

Well Lane
Great Wyrley



Lovett&Co. Estate Agents are delighted to offer for sale this outstanding three-bedroom semi-detached home, recently refurbished throughout to an exceptional modern standard.

Beautifully presented and finished with contemporary fixtures and fittings, this impressive property is ideal for families, first-time buyers and those seeking a home ready to move straight into.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, stylish refitted dining kitchen, side porch and a convenient guest Utility/WC. To the first floor are three well-proportioned bedrooms, a contemporary family bathroom and landing.

Externally, the property benefits from a block-paved driveway providing off-road parking for two vehicles. A private re-landscaped garden with brick borders and gated side access which features; decked sheltered patio area ideal for entertaining, Astro turf lawn and access to a substantial garage/workshop with power and lighting, together with additional parking space in front.

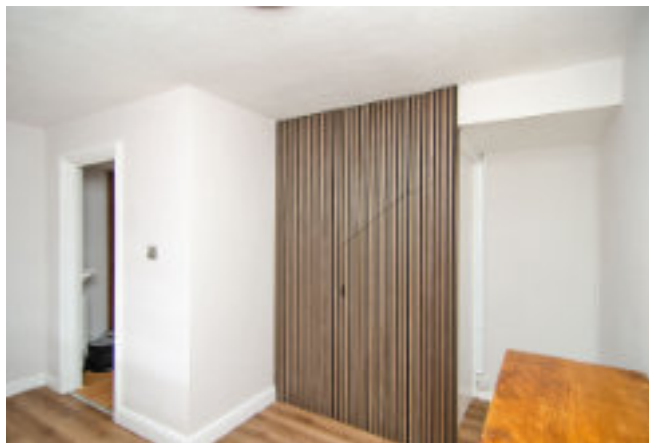
Offering excellent versatility, the garage lends itself to a variety of uses including a home office, gym, workshop, entertainment space or bar, subject to the purchaser's requirements.

Further benefits include complete redecoration throughout, new flooring, and a recently installed boiler (2021), enhancing both the comfort and efficiency of the home.

Early viewing is highly recommended to fully appreciate the quality, space and flexibility this superb property has to offer.

The house is situated within Great Wyrley, with a variety of amenities, shops and good local schooling. There are excellent commuter links via the motorway, M6 toll road and M54, with bus





routes and the train station at Landywood a short distance away giving easy access to both Cannock, Walsall and Birmingham town centres.

PORCH:

Front entrance door, tiled flooring, ceiling light point, radiator, doors to guest w/c and hallway.

HALLWAY:

Laminate flooring, ceiling light point, useful cloak storage cupboard, carpeted stairs to first floor and doors to dining kitchen and lounge.

LOUNGE:

14' 2" x 12' 4" (4.32m x 3.77m)

Feature fireplace with fitted coal effect gas fire set upon a marble hearth with Adams style surround, laminate flooring, coving, TV & phone sockets, ceiling light point, radiator and patio door to the garden.

DINING KITCHEN:

12' 6" max x 14' 2" (3.80m x 4.32m)

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring hob with extractor hood, tiled splash backs space for further appliances, laminate flooring, radiator, ceiling light points, room for table & chairs, storage cupboard/pantry and window to front.

UTILITY/WC:

4' 3" x 12' 9" (1.30m x 3.88m)

Suite comprising: w/c, contemporary cabinet wash hand basin, tiled flooring, ceiling light point

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

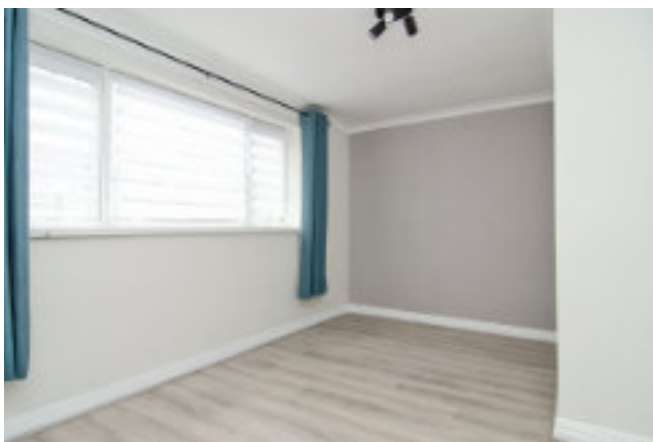
14' 2" x 9' 5" (4.32m x 2.88m)

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

BEDROOM TWO:

7' 5" x 9' 3" (2.26m x 2.82m)

Laminate flooring, radiator, ceiling light point and window to rear.



BEDROOM THREE:

6' 5" x 9' 3" (1.96m x 2.82m)
Laminate flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

Suite comprising: bath with electric shower over and screen, wash hand basin, W/C, radiator, wall tiling, laminate flooring, heated towel rail, ceiling lights point and window to side.

REAR GARAGE:

7' 5" x 16' 3" (2.27m x 4.95m)
Spilt wooden front entrance doors from the side access with opening to the work shop area measuring a further 2.70m x 2.45m with door into garden. Featuring light and electric points.



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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FOR LIGHT BROWN SHADER ONLY. NOT TO SCALE

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