



LEE COOKE
ESTATE AGENCY GROUP

Kempton Drive, Great Wyrley, Walsall, WS6 6DE

Offers In Region Of £295,000

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Kempton Drive, Great Wyrley, Walsall, WS6 6DE

Lee Cooke Estate Agency Group presents this rare and uniquely designed and extended semi-detached home. This home offers flexible and spacious living accommodation in the popular and sought-after cul-de-sac location of Kempton Drive, Great Wyrley.

This property provides fantastic potential to create a wonderful family home, the flexible accommodation features FOUR well-proportioned first-floor bedrooms, a large attic storage area. An additional versatile ground floor room ideal as a guest bedroom or home office. The comprehensive layout includes two reception rooms, a fitted kitchen with a breakfast bar, utility area, a guest WC, and two further bathrooms (a shower room and a separate family bathroom). Externally, the property benefits from ample off-road parking to the front and a pleasant, low-maintenance rear garden with an entertainment patio area.

Upon entering, you are welcomed into an entrance hall with laminate flooring and stairs leading to the first floor. The spacious family lounge, complete with a living flame gas fire, offers a comfortable space for relaxation. French doors seamlessly connect this to a large family dining area, which in turn flows into the fitted kitchen, creating an excellent hub for daily life and entertaining. The kitchen boasts a good selection of wall and base units, a breakfast bar, and essential appliances. A practical utility room, a ground floor guest WC, and a versatile ground floor room (ideal as a fifth bedroom or home office) complete the ground floor accommodation.

The first floor provides four bedrooms. A fitted shower room and a separate family bathroom cater to diverse needs. Additionally, there is an attic storage area which offers significant potential for conversion, subject to the necessary planning permissions.





Situated in a desirable cul-de-sac in Great Wyrley, this location offers a fantastic selection of local amenities including shops, doctors, dentists, public houses with eateries, and sought-after schools. Excellent transport links provide easy access to further shopping and leisure facilities in nearby Cannock and Wolverhampton, including Bentley Bridge Retail Park and the McArthur Glen Designer Outlet. Viewing is highly recommended to fully appreciate the potential and versatility this home presents.

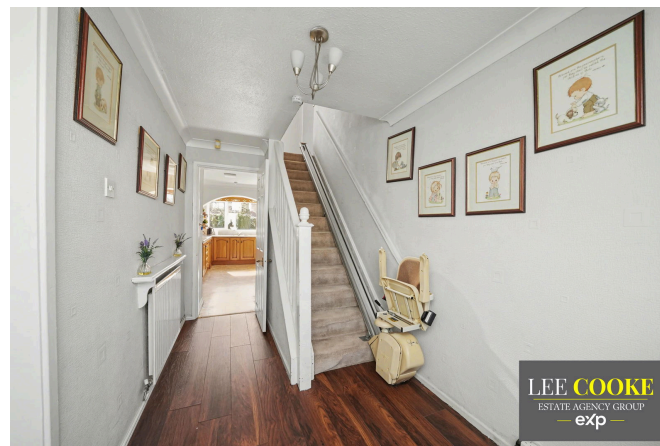
Entrance Hall

Having a double-glazed door to front access, stairs to the first-floor landing, laminate flooring, a central heated radiator, and doors to various internal rooms.

Family Lounge

14'6" x 12' max

Featuring a living flame gas fire with a fitted surround, a double-glazed window to the front, laminate flooring, French doors leading into the family dining area, and a door leading into the entrance hall.





Family Dining Area

14'5" x 10'3" max

With double-glazed French doors leading to the rear patio area, an opening with a breakfast bar into the kitchen area, French doors leading into the lounge, laminate flooring, and a central heated radiator.

Breakfast Kitchen

16'9" x 9' max

Comprising a fantastic selection of fitted wall and base units with roll-top work surfaces and a complementary breakfast bar, an opening leading into the family dining area, a door to the entrance hall, and a door leading into the utility, a pantry storage cupboard, a double-glazed window overlooking the rear garden, a gas hob with oven and extractor hood, and a one and a half drainer sink unit.

Utility

9'8" x 8' max

With a double-glazed door and a double-glazed window to rear access, a door to the kitchen, a door leading to bedroom five / study, base units with roll-top work surfaces, plumbing for a washing machine, space for a dryer, and a fitted sink unit.

Study / Guest Bedroom Five

15'8" x 8' max

This room is situated on the ground floor and has various usage options. Featuring a double-glazed window to the front, a meter storage cupboard, and a door leading into the utility.

First Floor Landing

Having stairs to the ground floor, a double-glazed window to the side, an airing cupboard, doors to various rooms, and a central heated radiator.

Bedroom One

11'6" x 12'1" into bay max

With a double-glazed bay window to the front, a door to the landing, built-in wardrobes, and a central heated radiator.

Bedroom Two

12'1" x 11'1" max

Having steps leading to the attic storage area, a double-glazed window to the rear, a door to the landing, a central heated radiator, and a built-in wardrobe.

Bedroom Three

13' x 8' max

With a double-glazed window to the front, a central heated radiator, and a door to the landing.





Bedroom Four

6'7" x 6'5" max

A compact bedroom with a double-glazed window to the front, a door to the landing, and a central heated radiator.

Shower Room

Comprising a double-glazed window to the rear, a walk-in shower area, a low-flush toilet, a wall-mounted wash basin, a door to the landing, a central heated radiator, and panelled walls.

Family Bathroom

Having a double-glazed window to the rear, a low-flush toilet, a panelled bath, a pedestal wash basin, a heated towel rail, and a door to the first-floor landing.

Attic Storage Area

Offering conversion opportunities subject to builder's advice and building regulations. Please confirm this with your builders and local planning department before confirming the use of this area. Currently featuring two double-glazed skylights to the ceiling and steps leading from Bedroom Two.

Front Garden

Featuring ample block-paved off-road parking to the front, with a decorative gravelled area, and small gated access leading to the rear garden.

Rear Garden

A block-paved patio area, a lawned area, mature trees, plants and shrubs, an outside power point, a water tap, a storage shed, and small access with a gate leading to the front.

Agents Notes - Lee Cooke Estate Agency Group recommends viewing to fully appreciate the potential this family home has to offer. The property does require updating however this flexible home could be a wonderful family home, the property has a selection of flexible rooms and is classed as a four bedroom semi detached home with flexible ground floor bedroom five and attic conversion potential STRP.

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