



Loom Close, Great Wyrley,
WS6 6GG

Offers in Excess of £330,000

Great Wyrley

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Welcome to Loom Close and this beautifully presented family home, set in the corner of this quiet cul-de-sac close to a host of amenities in the village including reputable schools for all ages, pubs and restaurants, shops and conveniences and excellent transport links with Landywood train station nearby offering links to Birmingham and Lichfield.

Internally this modern property is set over three floors with the layout briefly comprising of an entrance hallway, guest cloakroom, a fabulous and stylish refitted kitchen with integrated appliances and granite worktops.

Completing the ground floor is a good-sized living room and a conservatory offering a further sitting room, home office or dining area.

The first floor has two double bedrooms with built-in wardrobes, a single bedroom with fitted storage and a shower room.

The top floor offers a fabulous main bedroom suite with quality fitted wardrobes, built-in storage and an en-suite shower room.

Velux windows to the front and rear offer plenty of light.

This lovely modern home is perfect for families of all ages, call Paul Carr Great Wyrley to arrange an appointment to view!



Property Specification



Modern Three-Storey Family Home
Impressive Upgraded Breakfast Kitchen
Living Room & Conservatory with Tiled Roof
Garage & Driveway Parking
Quiet Cul-de-Sac Development in the Village

Hall

WC

Kitchen

4.25m (13'11") x 2.83m (9'3")

Lounge

4.92m (16'2") x 3.51m (11'6") max

Conservatory

Landing

Bedroom 1

6.12m (20'1") x 3.38m (11'1")

Bedroom 2

3.41m (11'2") x 2.83m (9'3")

Bedroom 3

3.55m (11'8") x 2.89m (9'6")

Bedroom 4

2.32m (7'7") x 1.99m (6'6")

Shower Room

Garage

Landing

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

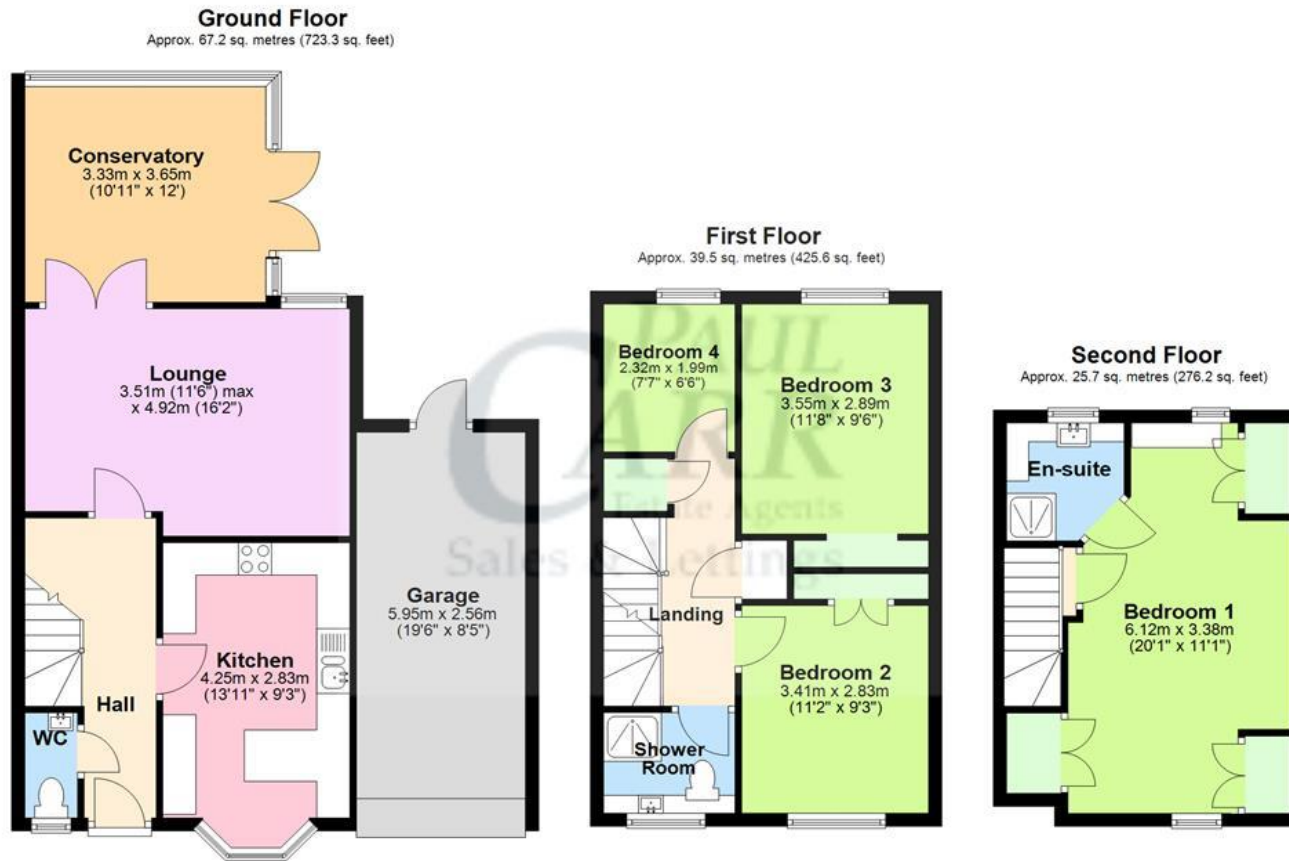
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

