



Chestnut Drive, Great Wyrley,
WS6 6LU

Offers in the Region Of £230,000

Great Wyrley

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Welcome to Chestnut Drive and this well presented, semi-detached family home located in a sought-after area of Great Wyrley ideal for school catchments, close to shops and facilities in the village and excellent commuter links nearby.

Set behind a front driveway, with a large side garage, the property has a welcoming entrance hall leading to the good-sized living room with bow window to the front.

The upgraded high gloss kitchen has space for a table and chairs and a large window overlooking the private rear garden.

Off the kitchen is a WC and a door into the tandem garage ideal for secure parking, access to the rear garden and potential for converting the space for various uses.

To the first floor are three bedrooms and a refitted bathroom with double walk-in shower.

The mature and well-maintained rear garden has hedges to borders offering privacy and is perfect for families with young children.

In addition, the property has gas central heating, double glazed windows and is available with NO ONWARD CHAIN.

To view contact Paul Carr Great Wyrley today!



Property Specification

Well Presented Family Home
Driveway & Large Side Garage
Modern Breakfast Kitchen
Ground Floor WC
Three Bedrooms & Refitted Shower Room



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:

Viewer's Note:

Services connected: Water, Drainage, Electric, Gas

Council tax band: C

Tenure: Freehold

Hall

Lounge

4.64m (15'3") max x 3.83m (12'7") max

Kitchen/Diner

3.81m (12'6") x 3.34m (10'11") max

WC

Garage

8.95m (29'4") x 2.30m (7'6")

Landing

Bedroom 1

4.18m (13'9") max x 2.73m (9')

Bedroom 2

3.39m (11'1") x 2.75m (9')

Bedroom 3

2.94m (9'8") max x 1.90m (6'3")

Bathroom

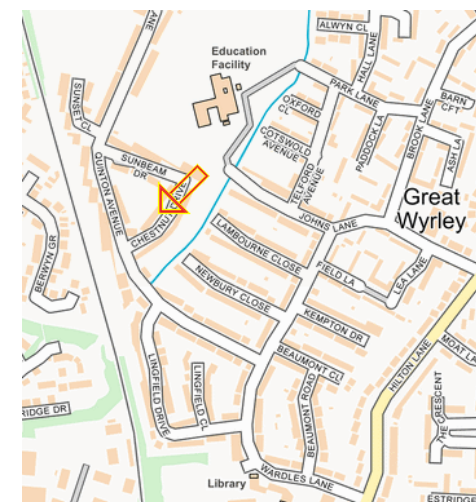
Floor Plan

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

Energy Efficiency Rating

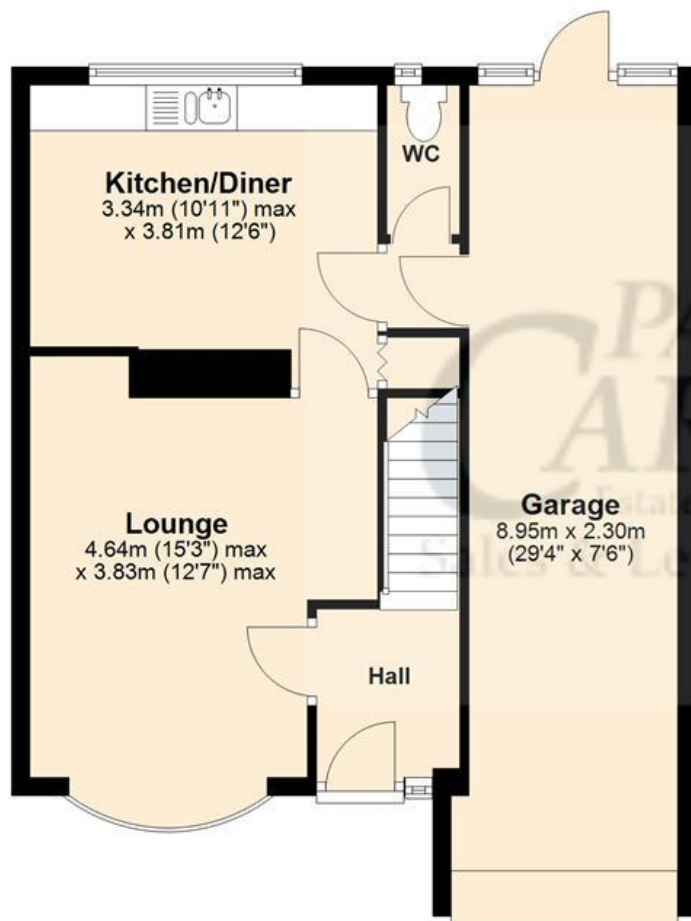
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



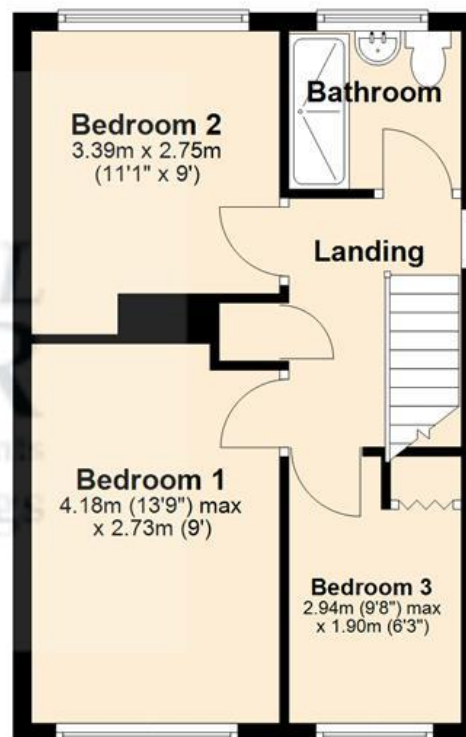
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.1 sq. feet)