

£315,000

TENURE: Freehold

EPC RATING: TBC



**£** COUNCIL TAX BAND: D

## **Great Wyrley Walsall**

Julian Close Great Wyrley Walsall Staffordshire

Welcome to your forever family home! Step into this beautifully presented three-bedroom detached house and discover a world of comfort and charm. The ground floor features an inviting entrance hall leading to a spacious living/dining room, perfect for family gatherings and creating cherished memories.

The ground floor layout comprises a cosy sitting room offering an ideal spot for relaxation, in addition to the well-appointed kitchen & guest WC. Upstairs, you will find three generously sized bedrooms, each promising a restful retreat, and a modern family bathroom. Outside, the property boasts a private driveway with ample off-road parking and there is a lowmaintenance private rear garden is an oasis of tranquillity, perfect for alfresco dining and summer barbecues. Conveniently located close to shops and supermarkets, and just a short drive to the M6, this home combines the best of suburban tranquillity with easy access to all amenities. Call us today to arrange your viewing appointment.









- Three Bedroom Detached Family Home
- Spacious Living/Dining Room & Sitting Room
- Modern Refitted Kitchen & Guest WC
- Three Bedrooms & Contemporary Bathroom
- Driveway & Beautiful Low Maintenance Rear Garden
- Close To Shops & Local Amenities

You can reach us 9am to 9pm, 7 days a week

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# Dourish&Day



### **Entrance Hallway**

Accessed through a double glazed entrance door with a double glazed panel to the side, and having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard. There is a radiator, and wood effect porcelain tiled flooring.

### **Living & Dining Space** 29' 1" x 11' 4" (8.87m x 3.46m)

A spacious & light reception room, featuring an electric fire inset within a marble surround on a matching hearth. There are two radiators, wood effect porcelain tiled flooring, a double glazed bow window to the front elevation, and a double glazed window to the rear elevation.

### **Sitting Room** 12' 11" x 8' 8" (3.94m x 2.64m)

A versatile room, having wood effect porcelain tiled flooring, a radiator, and a double glazed sliding door to the rear elevation.

### **Kitchen** 12' 3" x 8' 0" (3.74m x 2.44m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl sink/drainer unit with chrome mixer tap over, and a range of appliances including a built-in oven, microwave oven, 4-ring gas hob with extractor hood above. There is space for an American style freestanding fridge/freezer, wood effect porcelain tiled flooring, and a double glazed window to the rear elevation.





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### **Guest WC** 6' 4" x 2' 9" (1.92m x 0.85m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin set into top with chrome mixer tap over and storage beneath. There is part-tiled walls, and wood effect porcelain tiled flooring.

### **First Floor Landing**

Having a double glazed window to the side elevation, access to the loft space, and a built-in airing cupboard housing a wall mounted gas central heating boiler.

### **Bedroom One** 9' 11" x 17' 8" (3.03m x 5.39m)

A spacious double bedroom featuring fitted triple wardrobes with overhead storage space. There are double glazed windows to the front elevation, and a radiator.

### **Bedroom Two** 13' 0" x 10' 2" (3.97m x 3.09m)

A second double bedroom, having double glazed windows to the rear elevation, and a radiator.

### **Bedroom Three** 10' 4" x 7' 1" (3.15m x 2.17m)

Having a radiator, and a double glazed window to the rear elevation.

### **Bathroom** 5' 7" x 8' 7" (1.69m x 2.62m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap and shower attachment over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is tiled walls, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

### **Outside Front**

The property is approached over an asphalt driveway with decorative block brick border, providing off-street vehicle parking and access to the main entrance door & single garage. There is timber gated access to the side of the property leading to the rear garden.

### **Garage** 19' 3" x 8' 2" (5.87m x 2.49m)

Having double garage doors to the front elevation, power & lighting, space & plumbing for appliances, tiled flooring, a glazed window to the side elevation, and integral door leading to/from the kitchen.

### **Outside Rear**

A private & enclosed rear garden which is designed with low-maintenance in mind, featuring a cut Indian stone paved seating area, an artificial lawned garden area, and is enclosed by panelled fencing.





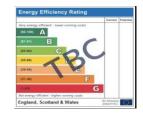




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# Floor Plan Awaited









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