

£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 low-maintenance 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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

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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/drain 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.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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