



£395,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **C**

Great Wyrley Walsall

Walsall Road Great Wyrley
Walsall Staffordshire



You'll be elated and overwhelmed with this absolute Tardis of a home! Having undergone extensive improvement and presented superbly throughout, this contemporary home really sets the bar! Backing onto open fields in this sought after and convenient location incredibly handy for Cannock & Walsall with easy access to the Orbital retail park, McArthurglen designer outlet, train station and M6 Toll.

Internally, this stunning semi-detached has an inviting entrance hall, guest W/c, a lounge/diner, rear facing contemporary L-shaped kitchen living space overlooking the landscaped rear garden. The first floor has an excellent gallery landing accessed via a turned staircase which leads to the four bedrooms and a refitted contemporary family bathroom. In addition there is a gated driveway and a garage store. Call Now!

- Superbly Appointed "Tardis" Of A Home
- Stunning Presentation & Contemporary Living
- Generous Kitchen & Family Living Space
- Separate Lounge & Dining Area
- Four Bedrooms & Contemporary Bathroom
- Sought After & Convenient Location

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Entrance Hallway

Having a feature stained glass entrance door leading through into the Entrance Hallway which is of a generous size, having luxury vinyl flooring, ceiling spotlights, a stunning turned staircase, a double glazed window to the front elevation, and internal doors off, providing access to;

Guest WC

Having a low-level flush WC, a pedestal wash hand basin with chrome taps, luxury vinyl flooring, and a useful understairs recessed storage area.

Lounge & Dining Area 23' 0" x 14' 10" (7.0m x 4.51m)

A beautifully presented lounge & dining area, having a feature fireplace with a brick hearth & tiled inset, timber mantel over, luxury vinyl flooring, two radiators, internal timber sliding doors with cast-iron fittings to a contemporary living space, and a double glazed walk-in bay window to the front elevation.

Kitchen & Family Living Space 30' 3" x 20' 11" (9.22m x 6.38m)

A further truly stunning contemporary living space featuring in the kitchen area a fitted range of modern contemporary styled wall, base & drawer units



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with fitted work surfaces over, a double stainless steel sink unit with a chrome mixer tap, a feature centre island breakfast bar, space to accommodate a freestanding Range style cooker within recess with existing timber mantel over, space for a fridge/freezer, integrated dishwasher, luxury vinyl flooring, three vertical wall mounted radiators, ceiling spotlights, space for a dining table & chairs, further living space, two double glazed sliding patio doors to rear garden, and a large double glazed skylight to rear.

First Floor Landing

A galleried landing which is accessed via a feature turned staircase with luxury vinyl flooring, ceiling spotlights, loft access hatch, storage cupboard housing the gas central heating boiler, a double glazed window to the front elevation, and internal doors off to all Bedrooms & Bathroom.

Bedroom One 18' 10" x 9' 10" (5.74m x 3.0m)

Having luxury vinyl flooring, a radiator, double glazed window to rear, and double glazed French doors with a Juliet style balcony to rear overlooking open fields and landscaped rear garden.

Bedroom Two 11' 3" x 11' 2" (3.43m x 3.40m)

Having luxury vinyl flooring, radiator, and double glazed window to rear.

Bedroom Three 11' 2" x 10' 0" (3.41m x 3.04m)

With luxury vinyl flooring, radiator, double glazed window to front.

Bedroom Four 13' 0" x 6' 0" (3.97m x 1.83m)

With a radiator, luxury vinyl flooring, ceiling spotlights, and double glazed window to front elevation.

Bathroom 9' 7" x 7' 3" (2.93m x 2.22m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a panelled bath with chrome mixer tap & shower attachment, and a wall mounted wash hand basin with chrome mixer tap. There is the benefit of a separate double shower cubicle, part-ceramic tiled walls, ceiling spotlights, extractor fan, chrome towel radiator, and a natural light porthole.

Outside Front

With gated access having flowerbeds, plants & shrubs, the majority being block paved providing ample off-road parking and access to the main entrance door & garage.

Garage/Store 10' 6" x 6' 4" (3.19m x 1.92m)

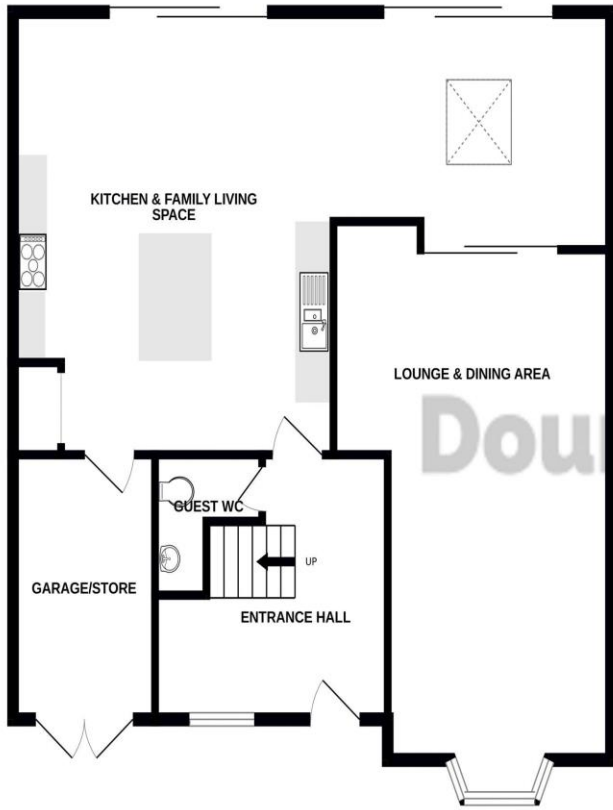
Having twin timber garage doors to the front, with space for a washing machine with fitted work surface above.

Outside Rear

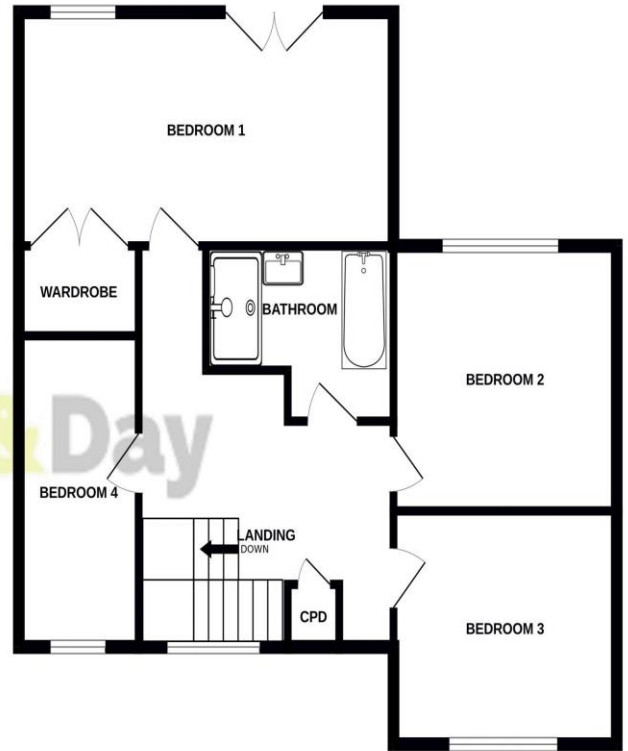
A landscaped and improved rear garden having a decorative gravel covered area, a paved patio seating area & pathway, feature stone walling, a variety of flowerbeds, plants & shrubs, and enclosed by panelled fencing.



GROUND FLOOR
931 sq.ft. (86.4 sq.m.) approx.

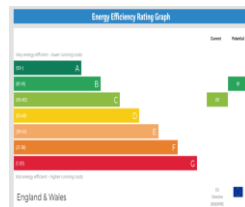


1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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