

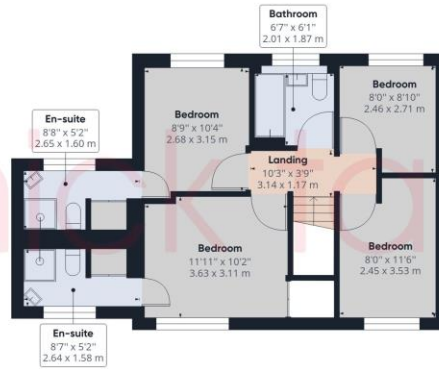


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15 Cotswold Avenue, Great Wyrley, WS6 6BU



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1373.27 ft<sup>2</sup>  
 127.58 m<sup>2</sup>

Reduced headroom

10.47 ft<sup>2</sup>  
 0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# 15 Cotswold Avenue, Great Wyrley, WS6 6BY

- New build
- Detached office
- Lounge
- Dining kitchen
- Utility
- 4 Bedrooms
- House bathroom & 2 en-suites
- EPC: B84

## The accommodation in further detail comprises...

**Entrance hall** which has Karndean flooring, UPVC double-glazed window to the fore, radiator, downstairs WC, access to the garage store, staircase rising to the first floor and doors to...

**Lounge** which has an inset contemporary wood effect electric fire, entertainment unit, radiator and X2 UPVC double-glazed windows to the fore.

**Dining kitchen** which has a matching range of wall and base level units with work surfaces over, 1½ bowl sink unit with mixer tap, *Lamona* electric integrated double oven, separate electric hob with extractor fan over, integrated fridge and freezer, integrated dishwasher, bifold doors lead outside, radiator, Karndean flooring and an internal door leads to...

**Utility** which has a matching range of wall and base level units, plumbing for washing machine, space for dryer, sink unit with mixer tap, wall mounted electric heated towel rail, Karndean flooring, inset spot lighting, hatch to roof space, double-glazed door leading outside and UPVC double-glazed window to the rear.

**Landing** which has hatch to roof space and doors to...

**Master bedroom** which has built in wardrobe, radiator, UPVC double-glazed to the fore, internal door leads to the...

**En-suite** which has further built in storage, shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, wall mounted electric heated towel rail and UPVC double-glazed window with obscure glass to the fore.

**Bedroom** which has radiator, UPVC double-glazed window to the rear and an internal door leads to the...

**En-suite** which has further built in storage/wardrobe, shower cubicle, WC, wash hand basin with vanity unit under, wall mounted electric heated towel rail and UPVC double-glazed window with obscure glass to the rear.

**House bathroom** which has a panel bath with double showerhead over, pedestal wash hand basin, WC, wall mounted electric heated towel rail and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has radiator and UPVC double-glazed window to the rear.

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Outside** the property is a block paved patio area, lawn with gated access to the front where there is ample block paved driveway.

**Separate office** which has bifold doors, WC, 1½ bowl sink unit with mixer tap, work surface with storage over and under.

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised water and electricity are connected. 3 Phase Electric boiler in the utility.

**Council Tax** - This is to be confirmed by the developer and council at the time of writing. (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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