



BARN CROFT, GREAT WYRLEY, WALSALL, WS6 6BH

FOR SALE
£255,000



Ground Floor

Entrance Porch

Enter via a composite/partly double glazed front door and having uPVC/double glazed windows to the front and side aspects, ceiling spotlights, a central heating radiator, tiled flooring and a composite door opening to the hallway.

Hallway

Enter via a composite/partly double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted, spindle stairway to the first floor, an under-stairway storage cupboard and a door opening to the dining room.

Lounge

15' 8" x 10' 8" (4.768m x 3.248m)

Having a uPVC/double glazed bay window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, an opening to the dining room, a television aerial point and uPVC/double glazed French doors opening to the conservatory.

Dining Room

10' 7" x 7' 4" (3.22m x 2.23m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, laminate flooring and a door opening to the kitchen.

Conservatory

14' 1" x 9' 7" (4.29m x 2.918m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point, a central heating radiator, laminate flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

20' 0" x 7' 2" (6.09m x 2.18m)

Being fitted with a range of gloss-finished wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the front aspect, tiled flooring, ceiling spotlights, a vertical central heating radiator, a one and a half bowl composite sink with a spray-arm mixer tap fitted and a drainer unit, a Belling range style, five burner gas oven/hob with a stainless steel/glass chimney style extraction unit over and a stainless steel splashback behind, an integrated dishwasher, an integrated upright fridge/freezer, plumbing for a washing machine, space for a tumble dryer and a uPVC/double glazed door to the rear aspect opening to the garden.

First Floor

Landing

Having a ceiling light point, an airing cupboard, carpeted flooring, doors opening to the three bedrooms and the family bathroom and access to the boarded loft space via a loft ladder.

Bedroom One

15' 8" x 10' 9" (4.780m x 3.271m)

Having two uPVC/double glazed windows to the front aspect and one to the rear aspect, a ceiling light point, two central heating radiators, carpeted flooring and a television aerial point.

Bedroom Two

9' 4" x 10' 10" (2.855m x 3.298m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to a storage cupboard.

Bedroom Three

9' 10" x 6' 7" (3.008m x 2.006m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having two obscured uPVC/double glazed windows one to the rear aspect and one to the side aspect, ceiling spotlights, a vertical central heating radiator, tiled flooring, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls and an L-shaped bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a lawn, a low-level brick wall, various plants, shrubs and bushes and a pathway leading to the front entrance.

Rear

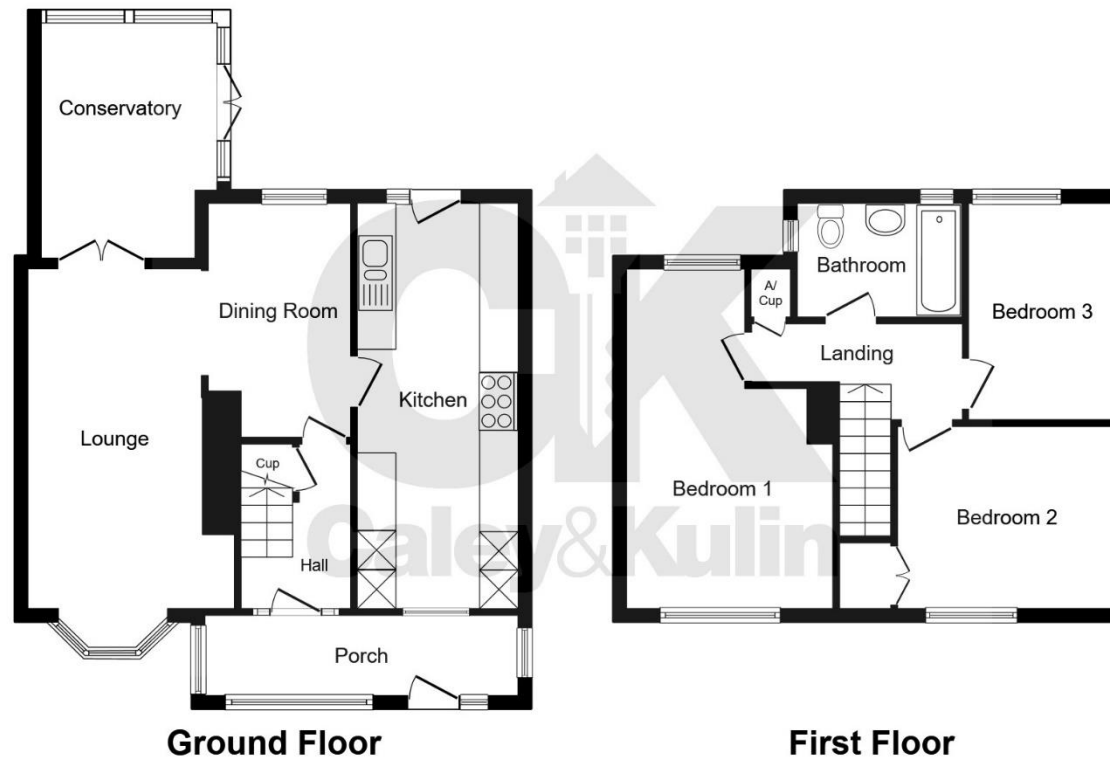
A large garden which has a patio area, steps up to a lawn which is retained by a low-level wall, a step up to a gravel area, security lighting, an electrical point, various plants, shrubs and bushes and access to the front of the property via a side gate.







* An immaculately presented family home located in a very desirable area *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Version: CK1728/001



Find us on facebook
facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

