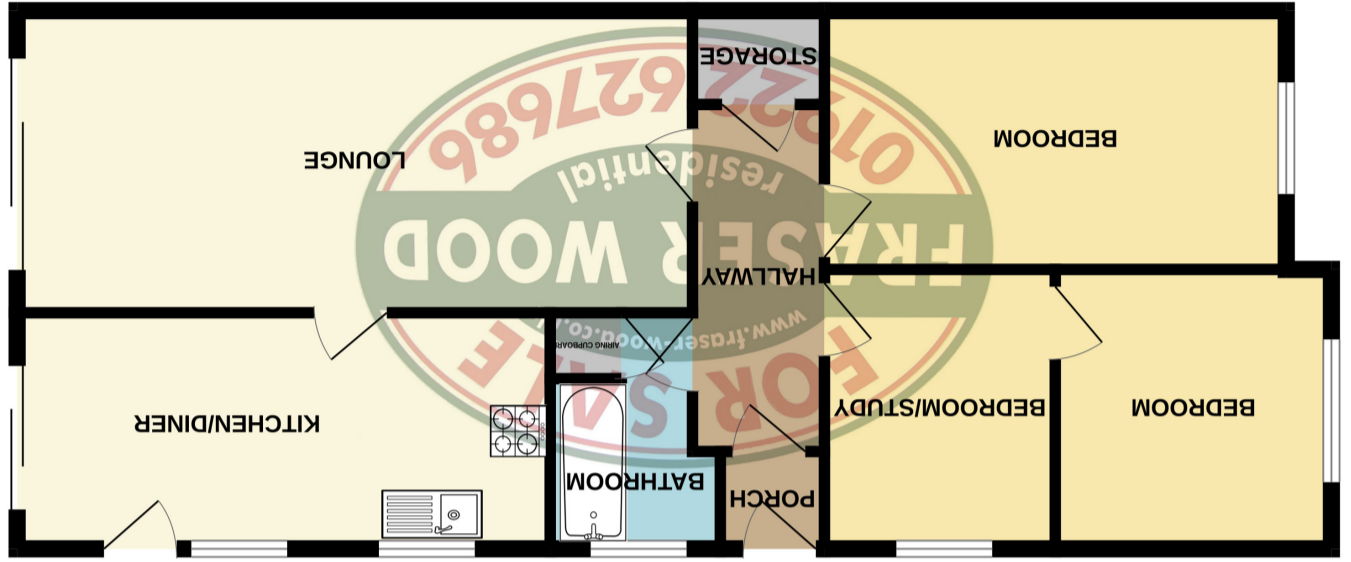




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

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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| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| England, Scotland & Wales                   |         |
| EU Directive 2002/91/EC                     |         |
| Not energy efficient - higher running costs |         |
| G   | (1-20)  |
| F   | (21-38) |
| E   | (39-54) |
| D   | (55-68) |
| C   | (69-80) |
| B   | (81-91) |
| A   | (92+)   |
| Very energy efficient - lower running costs |         |
| 68  | 84      |



GROUND FLOOR



40 Lilac Lane, Great Wyrley, WS6 6HQ

OFFERS REGION £220,000





## 41 LILAC LANE, GREAT WYRLEY

This spacious two/three bedroomed detached bungalow is conveniently situated in this popular residential area of the Borough, well served by local amenities.

Although in need of certain modernisation/refurbishment, the accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

having UPVC entrance door and ceiling light point.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and airing cupboard.

### THROUGH LOUNGE/DINING AREA

8.06m maximum x 3.17m (26' 5" x 10' 5") having UPVC double glazed patio door to rear garden, two ceiling light points, two central heating radiators and brick built fireplace surround with fitted gas fire.



### BREAKFAST KITCHEN

6.20m x 2.49m (20' 4" x 8' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, electric cooker point, appliance space, strip light, central heating radiator, UPVC double glazed patio door to rear garden, two UPVC double glazed windows to side and UPVC door to side.



### BEDROOM NO 1

4.82m x 2.69m (15' 10" x 8' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.



### BEDROOM NO 2

2.93m x 2.91m (9' 7" x 9' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

### BEDROOM NO 3/OFFICE

2.93m x 2.42m (9' 7" x 7' 11") having UPVC double glazed window to side, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, airing cupboard housing the central heating boiler, ceiling light point and UPVC double glazed window to front.



### OUTSIDE

#### LAWNED FOREGARDEN

with a variety of trees and shrubs and with DRIVEWAY providing off-road parking for several vehicles.

#### CARPORT

#### ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, timber garden shed and greenhouse.

#### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.



### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with South Staffordshire Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/18/03/24

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.