



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.



Energy Efficiency Rating			England, Scotland & Wales		
			EU Directive 2002/91/EC		
			Not energy efficient - higher running costs		
			G		
			F		
			E		
			D		
			C		
			B		
			A		
			Very energy efficient - lower running costs		
			Current		
			Potential		
			77		
			84		



2 Landywood Lane, Great Wyrley, WS6 6JX

OFFERS REGION £360,000



2 LANDYWOOD LANE, GREAT WYRLEY

This deceptively spacious, four bedroomed semi-detached family house occupies a pleasant position in this popular residential area, being well served by local amenities.

The property is offered to the market with the benefit of no upward chain and viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, UPVC double glazed windows to front, ceiling light point, central heating radiator, tiled floor and under stairs store cupboard.

GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin, ceiling light point, central heating radiator and tiled floor.

LOUNGE

5.17m x 3.38m (17' 0" x 11' 1") having UPVC double glazed angular window to front, ceiling light point, two central heating radiators, tiled floor and double doors to dining room.

DINING ROOM

3.49m x 3.16m (11' 5" x 10' 4") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and tiled floor.



BREAKFAST KITCHEN

7.25m x 2.72m (23' 9" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, two ceiling light points, central heating radiator, tiled floor, integrated fridge and freezer, integrated washing machine and dishwasher, UPVC double glazed window to side and UPVC double glazed doors to rear garden.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and stairs off to second floor.

BEDROOM NO 1

4.91m x 3.32m (16' 1" x 10' 11") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to front.

BEDROOM NO 2

4.85m x 2.73m (15' 11" x 8' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

3.49m x 2.64m (11' 5" x 8' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

FAMILY BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.



SECOND FLOOR LANDING

having ceiling light point and large storage area.

BEDROOM NO 4

5.35m x 4.47m (17' 7" x 14' 8") having Velux window to rear, ceiling light point and two central heating radiators.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

LAWNED FOREGARDEN

with pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn and rear access gate.

GARAGE

having up-and-over entrance door and PARKING TO FRONT.

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 that the property is listed under Council Tax Band D with South Staffordshire Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/17/07/25

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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.

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