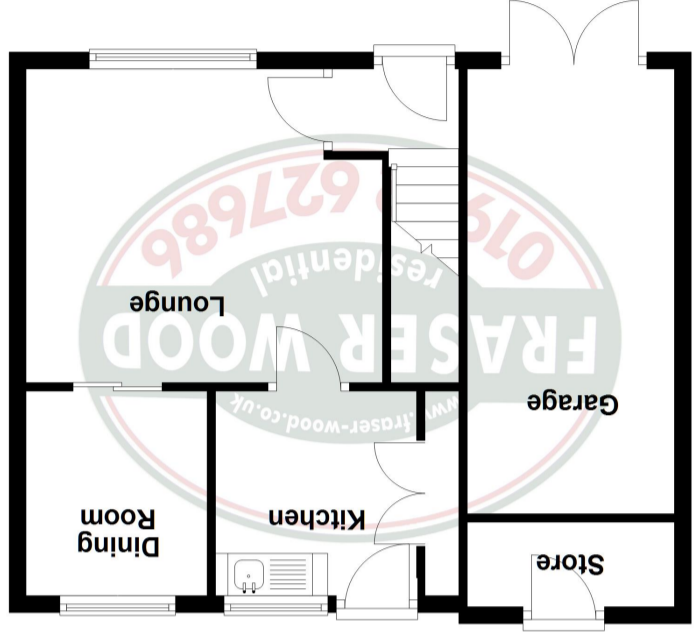
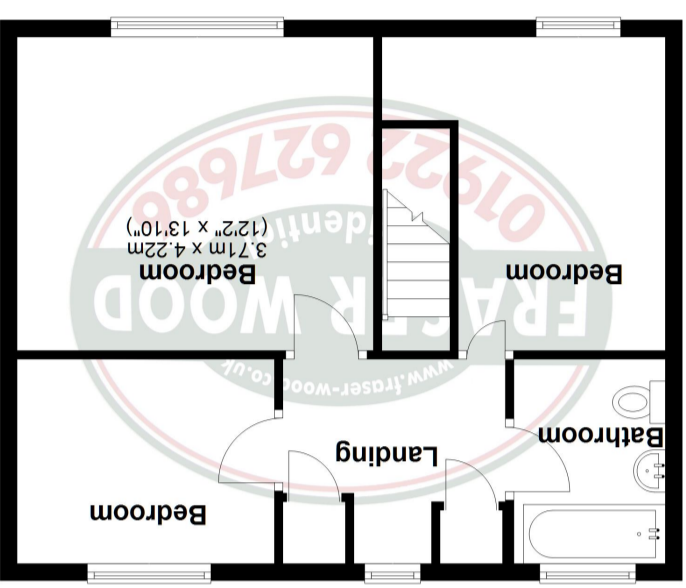




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
53	84
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



6 Brook Lane, Great Wyrley, WS6 6BQ

OFFERS REGION £249,950



## 6 BROOK LANE, GREAT WYRLEY

Although in need of modernisation/refurbishment, this detached family house offers an excellent opportunity for the discerning purchaser to improve the accommodation to their own requirements.

The property is close to Walsall Road with local shopping facilities close by and is within approximately 1km distance of Landywood Rail Station, which provides regular commuter rail services towards Birmingham City Centre and Rugeley Trent Valley.

The accommodation briefly comprises the following:- (all measurements approximate)

### HALLWAY

with hot water radiator.

### THROUGH LOUNGE/DINING ROOM

18' 9" x 13' 2" maximum (5.72m x 4.01m) with two hot water radiators, UPVC double glazed bow window to front and UPVC double glazed window to rear.

### BASIC KITCHEN

8' 2" x 7' 7" (2.49m x 2.31m) having stainless steel sink unit with base cupboard beneath, UPVC double glazed window, Pantry/Store off and access door to rear garden.

### FIRST FLOOR LANDING

#### BEDROOM NO 1 (Front)

13' x 12" (3.96m x 3.66m) with hot water radiator and UPVC double glazed window.



#### BEDROOM NO 2 (Front)

8' x 11' 7" (2.44m x 3.53m) with hot water radiator and UPVC double glazed window.

#### BEDROOM NO 3 (Rear)

6' 10" x 9' 10" (2.08m x 3.00m) with UPVC double glazed window and hot water radiator.

### PART TILED BATHROOM

having bath, w.c., wash hand basin, hot water radiator and UPVC double glazed window.

### OUTSIDE

#### LAWNED FOREGARDEN

with TARMACADAM DRIVEWAY providing off-road parking and access to the:

#### INTEGRAL GARAGE

16' 0" x 7' 6" (4.88m x 2.29m) with wooden entrance doors.

**A separate SIDE ACCESS leads to the:**

#### OVERGROWN, WIDE REAR GARDEN

including garden store.

### 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.

AP/DBH/21/10/24

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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.