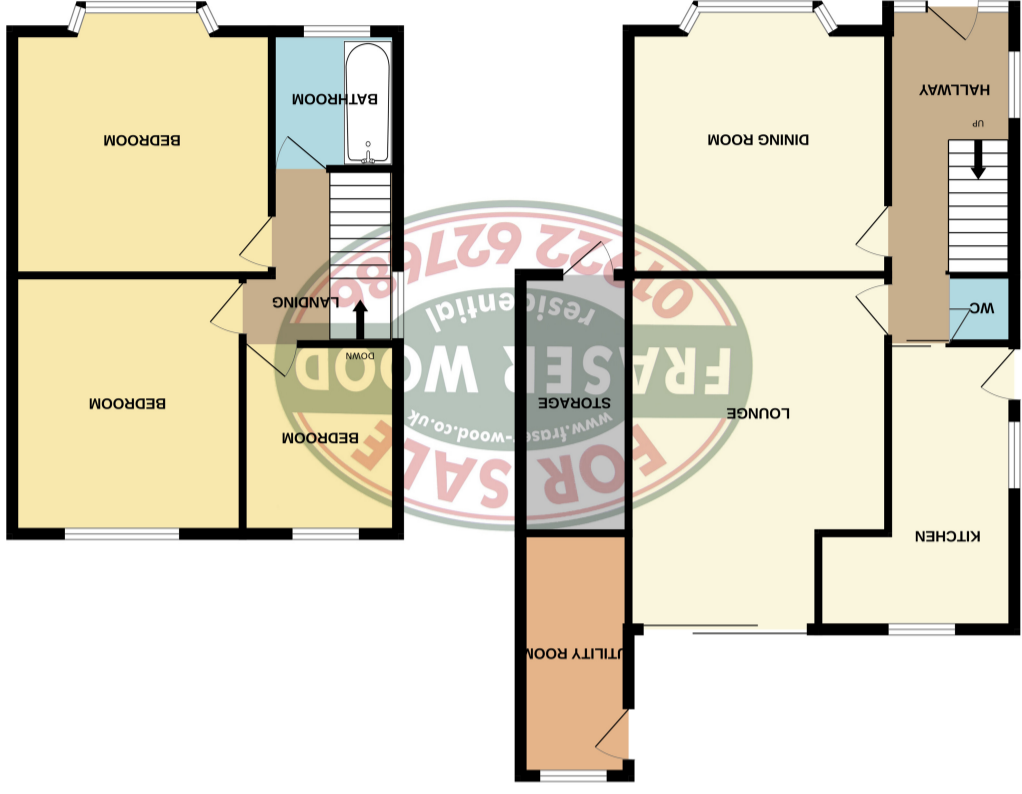




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and appliances are approximate and should be taken as such for guidance only. The floor plan is for illustrative purposes only and should not be used as a guarantee of any kind. Prospective purchasers should verify the accuracy of the floorplan contained here, measurements as to their capability or efficiency can be given.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
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)
Not energy efficient - higher running costs	
80	46



1ST FLOOR

GROUND FLOOR



10 Hilton Lane, Great Wyrley, Staffordshire, WS6 6DS

OFFERS AROUND £299,950



HILTON LANE GREAT WYRLEY WS6 6DS

Extended Detached residence in the highly popular location of Great Wyrley, which benefits from No Upward Chain, Excellent Size Plot with great potential to extend further (STPP). Having excellent local amenities and transport links this family home must be viewed to appreciate the size and accommodation on offer. Briefly comprising: Reception Hall, Guest WC, Dining Room, Extended Lounge, Kitchen, Three Bedrooms, Bathroom, Front Garden & Driveway, Good size Rear Garden, Garage, Utility and Store.

RECEPTION HALL

having upvc entrance door, ceiling light point, radiator, upvc double glazed window to side and stairs off to first floor.

GUEST WC

having low level WC, wash hand basin and light point.

DINING ROOM

3.11m x 4.09m (10' 2" x 13' 5") having upvc double glazed angular bay window to front, ceiling light point, radiator, coved cornices and fireplace surround.

EXTENDED LOUNGE

3.93m x 5.53m (12' 11" x 18' 2") having upvc double glazed sliding patio door to rear garden, ceiling light points, radiator and coved cornices.

EXTENDED KITCHEN

2.95m x 4.32m (9' 8" x 14' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surround, built in oven with 4 ring gas hob, appliance space, ceiling light points, upvc double glazed windows to side and rear and upvc door to side.



FIRST FLOOR LANDING

having upvc double glazed window to side, ceiling light point and loft hatch.

BEDROOM ONE

3.10m x 3.83m (10' 2" x 12' 7") having upvc double glazed angular bay window to front, ceiling light point, radiator and built in wardrobes.

BEDROOM TWO

3.21m x 3.48m (10' 6" x 11' 5") having upvc double glazed window to rear, ceiling light point, radiator and built in wardrobes.

BEDROOM THREE

2.26m x 2.51m (7' 5" x 8' 3") having upvc double glazed window to rear, ceiling light point and radiator.

BATHROOM

having white suite comprising: bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator and upvc double glazed window to front.



OUTSIDE FRONT

having lawn with variety of tress and bushes, side driveway and gated car port.

OUTSIDE REAR

having excellent size rear garden with patio area, garage,, various store sheds, lawn, well stocked flower and shrub borders and variety of tress and bushes.



UTILITY ROOM

1.74m x 3.95m (5' 9" x 13' 0") having inset sink unit, wall and base cupboards, ceiling light point and upvc double glazed door and window to side.

STORE

Having door 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/08/04

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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.