

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.

EU Directive 2002/91/EC

England, Scotland & Wales

Very energy efficient - lower running costs

Not energy efficient - higher running costs

A

B

C

D

E

F

G

(92+)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

56

75

Current

Potential

Energy Efficiency Rating

Ground Floor

Approx. 82.1 sq. metres (884.2 sq. feet)

Lounge

Dining Room

Kitchen Area

Bedroom

Bedroom

Bedroom

Garage

Total area: approx. 82.1 sq. metres (884.2 sq. feet)



42 Cherrington Drive, Great Wyrley,
Staffordshire, WS6 6NE

OFFERS REGION £275,000





42 CHERRINGTON DRIVE, GREAT WYRLEY

This well-presented, two bedroomed, detached bungalow 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)

KITCHEN

3.50m x 2.69m (11' 6" x 8' 10") 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 electric hob and extractor hood over, central heating boiler, pin spot lighting, appliance space, tiled floor, UPVC double glazed window to side and UPVC entrance door.

DINING ROOM

3.01m x 2.31m (9' 11" x 7' 7") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, wooden flooring, two wall light points, coved cornices and UPVC double glazed window to side.

LOUNGE

5.40m x 3.49m (17' 9" x 11' 5") having UPVC double glazed angular bay window to front, two wall light points, two ceiling light points, central heating radiator, wooden flooring and feature fireplace surround with fitted electric fire.

INNER LOBBY

having ceiling light point, wooden flooring and loft hatch.

BEDROOM NO 1

4.01m x 3.09m (13' 2" x 10' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 2

2.90m x 2.90m (9' 6" x 9' 6") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator and wooden flooring.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor and window to side.

OUTSIDE

FOREGARDEN

with mature shaped lawn having flower and shrub borders, pathway to front door and BLOCK PAVED DRIVEWAY providing off-road parking facilities.

GARAGE

6.47m x 2.34m (21' 3" x 7' 8") having up-and-over entrance door, power and lighting, UPVC double glazed window to rear and access door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes and with cold water hose tap.

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 C with South Staffordshire Council.

AGENTS' NOTE

As a requirement of The Estate Agents Act 1979 we are required to inform all interested parties that an employee of Fraser Wood (Midlands) Limited has a personal interest in the disposal of this property.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/30/05/25

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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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