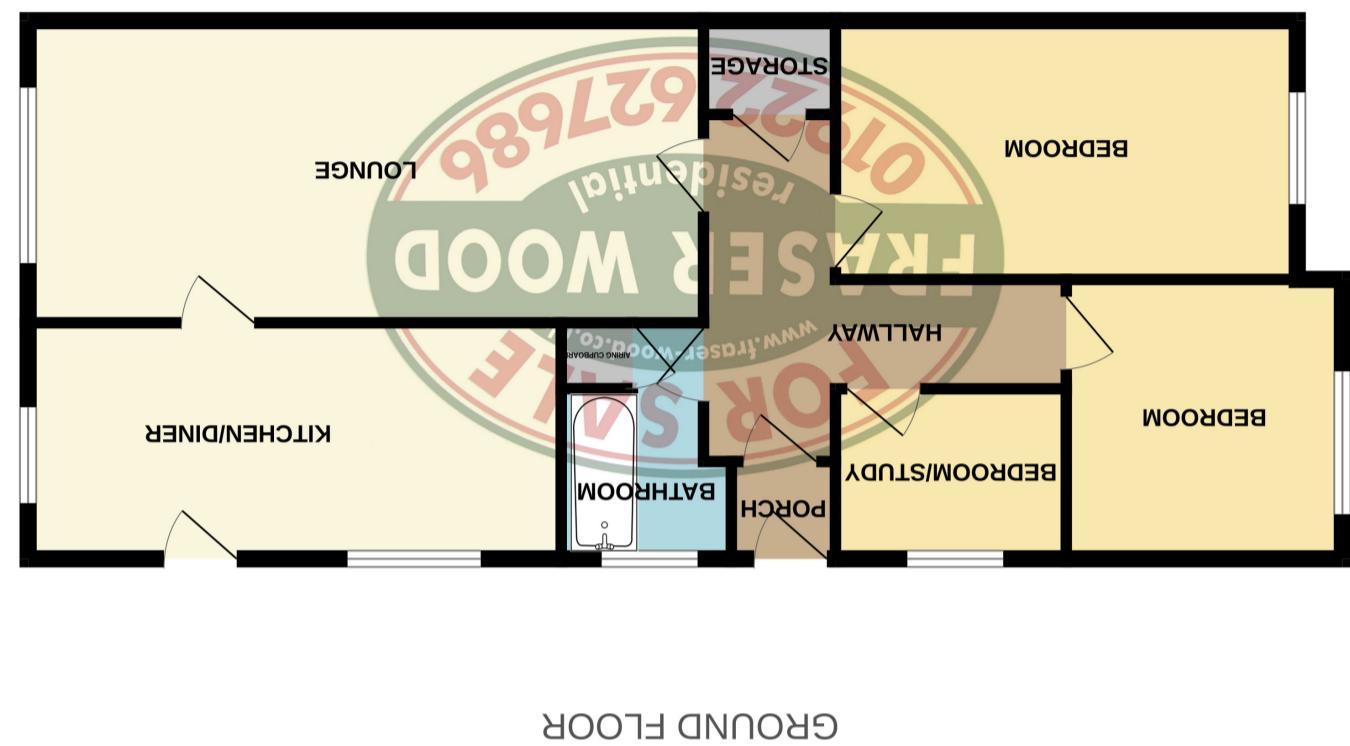


NOTE: The *checklist* and *checklist* are the same, but the *checklist* is for *preliminary* purposes, so you may choose either one and we will be happy to check the *preliminary*.

As to the specific attributes of the services, systems and procedures should be used and no guarantee is given. The services, systems and procedures shown have not been tested and no guarantee is given.



36 LILAC LANE, GREAT WYRLEY

Conveniently situated three bedrooomed detached bungalow occupying 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 briefly comprises the following:- (all measurements approximate)

PORCH

having entrance door.

RECEPTION HALL

having entrance door, ceiling light point, electric storage heater and large built-in store cupboard.

LOUNGE

6.91m x 3.07m (22' 8" x 10' 1") having UPVC double glazed window to rear, two ceiling light points, two wall light points and brick built fireplace surround with gas fire.

KITCHEN

4.97m x 2.40m (16' 4" x 7' 10") having inset 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, appliance space, plumbing for automatic washing machine, two strip lights, gas heater, UPVC double glazed windows to side and rear and UPVC door to side.

BEDROOM NO 1

3.89m x 2.64m (12' 9" x 8' 8") having UPVC double glazed window to front, ceiling light point, electric storage heater and built-in store cupboard.

BEDROOM NO 2

3.07m x 2.80m (10' 1" x 9' 2") having UPVC double glazed window to front, ceiling light point and electric storage heater.

BEDROOM NO 3

2.00m x 1.79m (6' 7" x 5' 10") having UPVC double glazed window to side and ceiling light point.

BATHROOM

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

OUTSIDE

LAWNED FOREGARDEN

with SIDE DRIVEWAY providing off-road parking an access to CARPORT

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, timber garden shed, cold water hose tap and with double gates 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 C with South Staffordshire Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/12/25

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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.

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.

