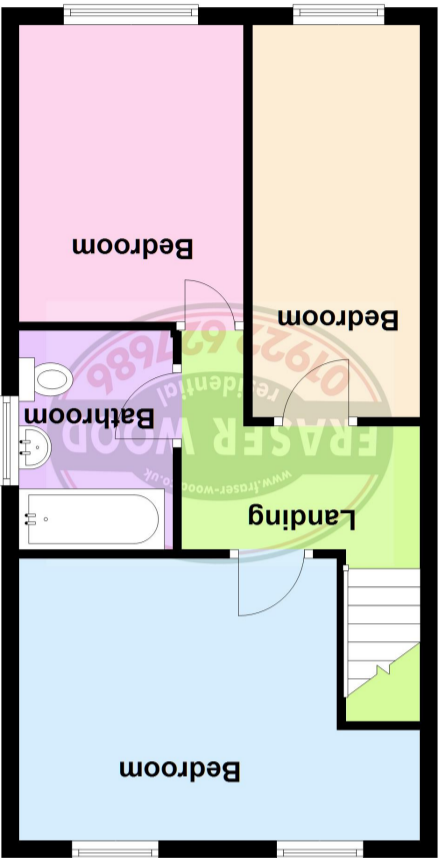




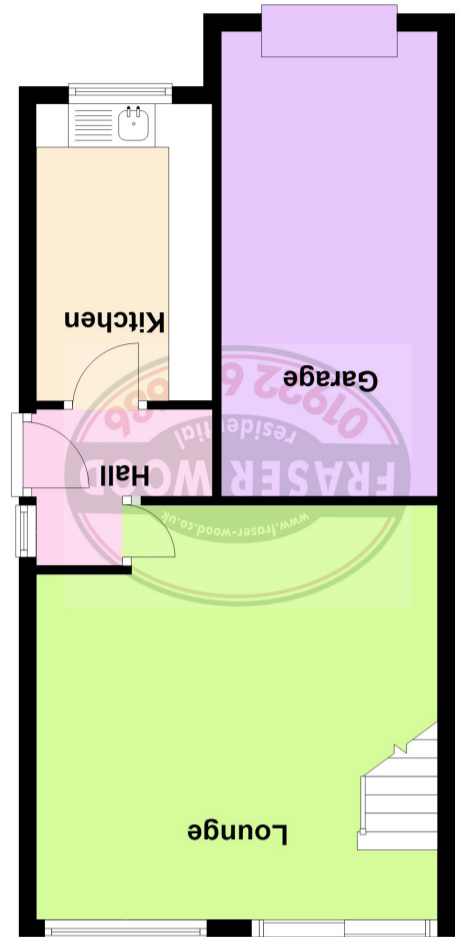
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

12, Landywood Lane, Great Wyrley

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
58	86



First Floor  
Approx. 43.5 sq. metres



Ground Floor  
Approx. 45.6 sq. metres



12 Landywood Lane, Great Wyrley,  
Staffordshire, WS6 6JX

OFFERS REGION £179,950



## 12 LANDYWOOD LANE, GREAT WYRLEY

This conveniently situated semi-detached house, although in need of modernisation/refurbishment, offers an excellent opportunity for the discerning purchaser.

The property is located in the South Staffordshire village of Great Wyrley, close to Landywood Rail Station and the Quinton Shopping Precinct, and briefly comprises the following:- (all measurements approximate)

### ON THE GROUND FLOOR

#### UPVC double glazed entrance to SIDE RECEPTION HALL

#### REAR LOUNGE/DINING ROOM

14' 10" x 15' (4.52m x 4.57m) with gas fire point, UPVC double glazed patio doors leading to rear garden and stairs off to first floor.

#### PART TILED KITCHEN

10' 10" x 6' 6" (3.30m x 1.98m) with a range of fitted base cupboard with work surfaces and inset sink unit.

#### FIRST FLOOR LANDING

#### BEDROOM NO 1 (Rear)

11' 6" x 9' 6" (3.51m x 2.90m) plus 2' 8" x 2' 6" (0.81m x 0.76m) and 2' 8" x 3' 4" (0.81m x 1.01m) with two UPVC double glazed windows.

#### BEDROOM NO 2 (Front)

14' x 6' (4.27m x 1.83m) with UPVC double glazed window.



#### BEDROOM NO 3 (Front)

8' 7" x 10' 9" (2.62m x 3.28m) with UPVC double glazed window.

#### PART TILED BATHROOM

with bath, w.c., wash hand basin and UPVC double glazed windows.

#### OUTSIDE

#### FOREGARDEN

including DRIVEWAY leading to:

#### INTEGRAL GARAGE

17' 2" x 8' (5.23m x 2.44m) with up-and-over entrance door.

#### ENCLOSED REAR GARDEN

#### 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

#### 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 B with South Staffordshire Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/11/01/24

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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.