



Anson Road
Great Wyrley

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented three bedroom semi-detached property situated on a popular residential estate in Great Wyrley.

The property briefly comprises: entrance porch, large front lounge, open plan kitchen-diner to the rear, landing, modern family bathroom and three bedrooms. There is also a large driveway to the front offering plenty of off-road parking as well as a low maintenance rear garden with patio and artificial lawn, ideal for families, pets and entertaining guests.

Other benefits include UPVC double glazing throughout and gas central heating provided by a modern gas boiler fitted around 4 years ago.

The property is situated in Great Wyrley which offers a diverse range of amenities including, primary & secondary schools and local shopping facilities. Excellent commuter links are available with the M6 toll road linking the midlands motorway network, A34, A5 and Landywood Railway providing commuter rail services to Birmingham New Street being just a few minutes away.

ENTRANCE PORCH:

UPVC double glazed front door and windows, vinyl tiled effect flooring, further door to the lounge.

LOUNGE:

16' 1" x 14' 5" (4.90m x 4.40m)
Feature open grate fireplace, carpeted flooring, ceiling light point, stairs to the first floor, full

height window to the front, French doors to the kitchen-diner.

OPEN PLAN KITCHEN-DINER:

14' 5" x 9' 6" (4.40m x 2.90m)
Range of matching wall and base units incorporating cabinets, drawers and work tops, space for a cooker, fridge-freezer, washing machine and dishwasher, radiator, ceiling light points, UPVC window and French doors to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the boarded loft space.

BEDROOM ONE:

8' 6" x 14' 5" (2.60m x 4.40m)
Recess for wardrobe, vinyl flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

8' 6" x 11' 2" (2.60m x 3.40m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

5' 11" x 8' 6" (1.80m x 2.60m)
Vinyl flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

White suite comprising: bath with shower over. Wash hand basin, low level WC, heated towel rail, light point and window to the rear.





VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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