



Yemscroft, Great Wyrley, WS6 6AF

Offers Over £250,000

Great Wyrley

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Paul Carr Estate Agents are delighted to welcome you to this wonderfully presented three bedroom semi detached property located in a highly regarded area of Great Wyrley which is close to shops, schools and amenities in the village.

As you approach the property you are presented by a porch which leads to the front door, as you enter the property you are welcomed by a spacious living room which features French doors leading out into the garden.

A kitchen area that offers more than enough room for all your appliances as well as a dining table. There is also a downstairs toilet, laundry room, and an office/snug.

To the first floor are three bedrooms and a bathroom. It also comes with a detached garage to the rear of the property which has access from the side of the property.

Contact Paul Carr Great Wyrley to arrange an appointment to view!



Property Specification



Porch

Hall

Study 2.45m (8') x 1.90m (6'3") max

Living Room 6.95m (22'10") x 3.33m (10'11") max

Kitchen 3.72m (12'2") x 2.87m (9'5")

Laundry Room 1.31m (4'4") x 1.30m (4'3")

Toilet

Landing

Bedroom 1 3.36m (11') x 2.52m (8'3")

Bedroom 2 3.49m (11'5") x 2.48m (8'1")

Bedroom 3 2.33m (7'8") x 2.27m (7'5")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21/09/2023

Viewer's Note:

Services connected: Gas, Electric, Drainage, Water

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

