

Hilton Lane, Great Wyrley, WS6 6DS

Offers Over £315,000

## Great Wyrley

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EXTENDED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION SET OVER THREE FLOORS

Paul Carr Estate Agents are delighted to market this impressive, extended family home located in a sought after area of Great Wyrley close to shops, Landywood train station and within easy reach of local primary and secondary schools.

Set behind a good-sized driveway and front garden, the property internally comprises of an entrance hallway leading into the front lounge and a fabulous extended kitchen with vaulted ceiling and Velux windows providing the perfect entertaining space. Off the kitchen is the dining room/sitting room where patio doors lead to the rear garden.

To the first floor are three bedrooms and a stylish bathroom.

A staircase leads to the top floor loft conversion and offers a large main bedroom and luxuriously fitted ensuite shower room.

The landscaped rear garden is fully enclosed and ideal for families.

 $\ensuremath{\mathsf{A}}$  patio area is ideal for outside dining and entertaining.

This superb family home needs to be viewed to appreciate the space available.

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



















#### 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:

# **Property Specification**

Much Improved Three Strorey Family Home Sought After Location in Great Wyrley Superb Master Suite Loft Conversion Fabulous Breakfast Kitchen with Vaulted Ceiling Two Reception Rooms

Hall

Living Room 3.93m (12'11") x 3.09m (10'2")

Kitchen 4.33m (14'2") x 3.82m (12'6") max

Dining Room 3.99m (13'1") x 3.94m (12'11")

Landing

Bedroom 2 3.96m (13') x 3.82m (12'6")

Bedroom 3 3.70m (12'2") max x 3.18m (10'5")

> Bedroom 4/Office 2.60m (8'6") x 1.91m (6'3")

> > **Bathroom**

**Second Floor Landing** 

Bedroom 1 5.00m (16'5") x 4.25m (13'11") max

**En-suite** 

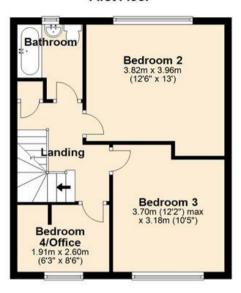
# Floor Plan

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

#### **Ground Floor**



First Floor



#### Second Floor



## **Energy Efficiency Rating**

# New Instruction Awaiting E.P.C.

## **Map Location**

