

Anson Road

Great Wyrley, Walsall, WS6 6JE



An attractive mid-terraced family home offered to the market with no upward chain located in the popular village of Great Wyrley.

Offers In Region Of £190,000



John German

John German are delighted to offer to the market with the benefit of no upward chain, this well presented three bedroom mid-terraced family home situated in popular village of Great Wyrley home to a range of local amenities. The nearby town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high end designer shops and restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away, offering a great place for those looking to walk, explore or cycle. For local schooling this property in Great Wyrley, falls into the catchment area for Landywood Primary School and for secondary education its Great Wyrley Academy.

Internally the property comprises of a uPVC entrance door opening into the porch with vinyl flooring. From here an entrance door opening into the kitchen having a range of black wall and base units with contrasting white tiled splashbacks, along with space for a freestanding cooker and washing machine. Laminate flooring runs underfoot, there is a window to the front plus a ceiling light point. An opening lead into the generously sized lounge/diner with wall mounted electric fire, laminate flooring, carpeted stairs rising to the first floor, two rear facing windows and French doors opening out to the rear garden.

Upstairs there are three bedrooms, two doubles and one smaller single that would also make an ideal home office or study. All are served by a modern family bathroom.

Outside to the front of the property is a gravelled driveway providing off-road parking. A single garage with an up and over door is located in a nearby block of garages.

To the rear of the property is an enclosed garden laid mainly to lawn with a paved patio and summerhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

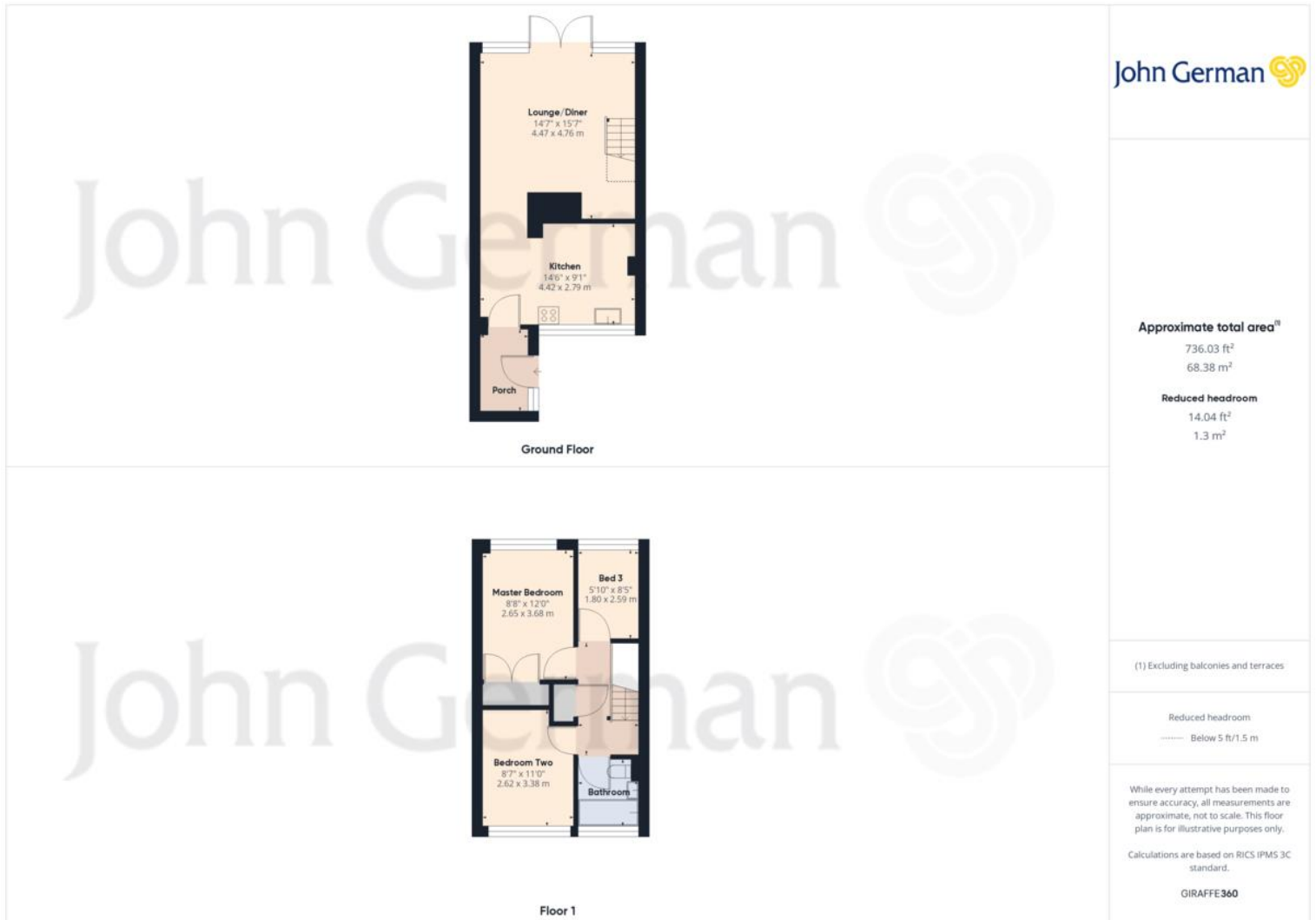
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent