4 HONEYSUCKLE WAY, GREAT WYRLEY, WS6 6QQ
£289,950 : FREEHOLD

IMPROVED WELL EQUIPPED FOUR BEDROOM DETACHED FAMILY HOUSE OCCUPYING CORNER PLOT POSITION IN THIS POPULAR CUL-DE-SAC IN THIS MUCH SOUGHT AFTER SOUTH STAFFORDSHIRE VILLAGE

★Canopy Porch★
★Reception Hall★
★Cloakroom with WC★
★Lounge★
★Sitting Room★
★Refitted Breakfast Kitchen★
★Utility Room★
★Store Room★
★Landing★

★Four Bedrooms★
★Refitted En-Suite Shower Room★
★Family Bathroom★
★Extensive Off Road parking★
★Well Laid Out Corner Plot Gardens★
★Gas Fired Central Heating★
★Fully Double Glazed★
★Surround Sound System★
★Intruder Alarm★

★Inspection Highly Recommended★

THESE SALE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW

01543 50 54 54

19 Wolverhampton Road, Cannock, Staffordshire. WS11 1DG
Facsimile: 01543 466913 E-mail: info@bootandson.co.uk Web: www.bootandson.co.uk
ON THE GROUND FLOOR

CANOPY PORCH - with courtesy light, power point and quarry step.

RECEPTION HALL - 4ft 5ins to 8ft 11ins x 15ft 9ins (1.35m to 2.72m x 4.80m) overall into recesses with panelled/double glazed access door and side double glazed window, Amtico decorative vinyl floor, integrated smoke alarm, telephone point and radiator.

CLOAKROOM - with white/chrome suite incorporating pedestal hand basin having tiled splashguard, low flush WC, Amtico decorative vinyl floor, radiator and UPVC double glazed window.

LOUNGE - 13ft 9ins x 13ft 4ins to 15ft 9ins (4.19m x 4.05m to 4.80m) overall into UPVC double glazed bay window with UPVC double glazed French doors to rear garden, ornate plaster coving, ornate plaster ceiling rose, surround sound speakers fitted to ceiling, television aerial point, telephone point, double radiator, Amtico decorative vinyl floor and dimmer switch.
**4 Honeysuckle Way, Great Wyrley**

**SITTING ROOM** - 10ft 7ins x 11ft 6ins (3.23m x 3.51m) with two UPVC double glazed windows, radiator, television aerial point, surround sound ceiling mounted speakers and dimmers switch.

**PART TILED REFITTED BREAKFAST KITCHEN** - 10ft 3ins x 12ft 7ins (3.12m x 3.84m) incorporating extensive range of base units, laminate working surfaces, wall cupboards, inset stainless steels sink having mixer taps, plumbing for automatic dishwasher, electric built-in oven, gas hob with stainless steel splashback and oven hood/extractor over, integrated fridge, Amtico decorative vinyl floor, UPVC double glazed window, double glazed access door to rear garden, concealed lighting, electric cooker control unit, radiator, ceiling mounted surround sound speakers, television aerial point and power points.
PART TILED UTILITY ROOM - 8ft 2ins x 7ft 10ins (2.49m x 2.39m) with fluorescent light fitting, ceramic tiled floor, plumbing for automatic washing machine, base unit, laminate working surface, inset stainless steel sink, Baxi combination condensing central heating unit, power points and personnel access door leading to:

STORE ROOM - 8ft 5ins x 10ft 0ins (2.57m x 3.05m) with fluorescent light fitting.

ON THE FIRST FLOOR

LANDING - 13ft 9ins to 15ft 3ins x 5ft 2ins (4.19m to 4.65m x 1.58m) exclusive of recesses with UPVC double glazed window to stairwell, integrated smoke alarm and linen cupboard.

BEDROOM ONE - 16ft 5ins x 12ft 0ins (5.00m x 3.66m) overall with range of built-in wardrobes having sliding doors, additional built-in wardrobe, three feature arched UPVC double glazed windows, television aerial point, telephone point, radiator, wall light point and remote control ceiling mounted surround sound speakers.
REFITTED EN-SUITE SHOWER ROOM - 5ft 6ins x 7ft 4ins (1.68m x 2.24m) with white/chrome suite incorporating vanity unit having hand basin with mixer taps, laminate surround and upstand and cupboards below, integrated low flush WC, shower cubicle (1200mm) with shower mixer taps over, ceiling mounted surround sound speakers, down lighters, extractor fan, shaver point, UPVC double glazed window and chrome heated towel rail.

BEDROOM TWO - 8ft 1ins x 10ft 4ins to 12ft 10ins (2.46m x 3.15m to 3.91m) overall into recess with UPVC double glazed window, dimmer switch, telephone point and radiator.
BEDROOM THREE - 8ft 10ins x 8ft 8ins to 11ft 6ins (2.69m x 2.64m to 3.51m) overall into recess with UPVC double glazed window, television aerial point and radiator.

FULLY TILED BATHROOM - 5ft 5ins x 7ft 5ins (1.65m x 2.26m) with white/chrome suite incorporating P shaped air bath having shower mixer taps over and contoured shower screen, vanity unit with hand basin having mixer taps and cupboards below, low flush WC, UPVC double glazed window, radiator, ceiling mounted surround sound speakers and ceramic tiled floor.

BEDROOM FOUR - 6ft 11ins x 10ft 5ins (2.11m x 3.18m) with UPVC double glazed window, television aerial point and radiator.
4 Honeysuckle Way, Great Wyrley

OUTSIDE

THE PROPERTY OCCUPIES CORNER PLOT GARDENS - which incorporate extensive lawns, Riven paved terrace, decorative Cotswold gravelled areas, ornamental trees and shrubs, side Cotswold gravel/gated pedestrian access. The rear garden is enclosed with close board fencing/screen walling and the property is approached via double width tarmac drive which provides extensive off road parking.

There are electric lights and cold water tap located to the outside of the main building.

GAS FIRED CENTRAL HEATING – is installed, controlled by the Baxi combination condensing unit located in the utility room, which also provides domestic hot water.

ALL MAINS SERVICES - are available. TELEPHONE LINE - is at present installed.

TENURE - We have been advised by the Vendor that the property is Freehold. We have not been able to confirm this by reference to the Title Deeds and this therefore will be verified by the Vendor’s Solicitors during pre-contract enquiries.
4 Honeysuckle Way, Great Wyrley

COUNCIL TAX BAND - E

VIEWING BY PRIOR APPOINTMENT - arranged with the Agents at their Cannock Office.

VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE

PROPERTY MISDESCRIPTIONS ACT 1991.

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client. The gas or electric heaters and other gas or electric appliances which are mentioned in these details have not been tested by us as we are not qualified to do so.

Purchasers are, therefore, advised to undertake their own tests should they consider this necessary. No Warranty given.

NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.

(ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

PTS/5399/RWBL/DG/27052016

For Identification Purposes Only - Not To Scale
4 Honeysuckle Way, Great Wyrley

The EPC has been prepared by R. W. B. Lyne: MRICS (Partner with Boot & Son)