



Jonathan Wright  
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**12 Wyson Avenue, Brimfield, Shropshire SY8 4NJ. Offers In The Region Of £255,000**

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SY8 4NJ

Offers In The Region Of £255,000

### PROPERTY FEATURES

- Semi-Detached House
- Need Of Modernisation
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Large Garden
- Parking For Vehicles
- Village location
- Solar Panels



To view call 01568 616666



Situated in the popular village of Brimfield a substantial semi-detached house in need of further modernisation and improvement offering double glazed and centrally heated accommodation with a reception hall, lounge, kitchen/breakfast room, ground floor bathroom with shower over, 3 first floor bedrooms, large gardens to rear with substantial steel clad workshop, parking to front for motor vehicles and all within a few moments walking distance of the village centre, amenities and schools. The property is offered for sale with no chain and viewing is strictly by prior appointment with the selling agents.

Details of 12 Wyson Avenue, Brimfield are further described as follows:

The property is a substantial semi-detached house of brick construction under a tiled roof. A canopy porch gives access under and through a double glazed entrance door into an L shaped reception hall having lighting, power panelled radiator, smoke alarm, under stairs storage and a door opening into the lounge. The lounge has a feature brick fireplace, mantle shelf over, raised hearth and a solid fuel grate inset. There are double glazed windows, one to front and one to rear, ceiling light, 2 panelled radiators, lighting and power. From the reception hall a door opens into the kitchen/breakfast room. The kitchen/breakfast room is fitted with units to include an inset stainless steel, single drainer sink unit, working surfaces, base units under, space for an electric cooker and space and plumbing for a washing machine. There is lighting, power, a double glazed window to rear, double glazed window to side and a door opening into a walk in pantry with shelving and lighting. A door from the kitchen/breakfast room opens into a covered side passageway. On the ground floor a door opens into the bathroom having a suite of a panelled bath with handgrips, a Triton electric shower over, pedestal wash hand basin, a low flush W.C, panelled radiator, tiled splashbacks and an opaque double glazed window to the side. From the reception hall a staircase rises to a half landing past a double glazed window to

side, rising up to the first floor landing with an inspection hatch to roof space, ceiling light, smoke alarm and power points. Also on the landing is a door opening into the airing cupboard giving access to the Factory hot water cylinder, immersion heater and control system for the solar paneling.

Bedroom one has 2 double glazed windows, one to front and one to rear, lighting, power and a panelled radiator.

Bedroom two has a double glazed window to rear, panelled radiator, lighting, power and a door opening into a built-in wardrobe.

Bedroom three has a double glazed window to side, lighting, power and panelled radiator.

#### OUTSIDE.

The property is situated towards the end of Wyson Avenue which is a no-through road having a tarmacadam driveway to the front with parking for motor vehicles, a lawned garden access to the front door and to the side a door opening into the side panelling to the side passageway.

The well covered passageway has lighting giving access to the useful storage shed and a separate utility room with room for additional appliances. A door to the rear of the passageway opens into the large rear gardens.

#### REAR GARDEN.

The rear garden is well laid out with a flagged patio area, large lawned garden, mature hedging and panelled fencing to boundaries. There is also a substantial workshop and coal bunker.

#### SERVICES.

Mains electricity, mains water, mains drainage and the radiator central heating is via an air source heat pump.

#### AGENTS NOTE.

The property also has solar panels, (6 in total) and the fireplace in the lounge has been lined to accept a wood burning stove.

## ROOMS AND SIZES

Reception Hall

Lounge 4.65m x 3.18m (15'3" x 10'5")

Kitchen/Breakfast Room 4.14m x 2.92m (13'7" x 9'7")

Bathroom

Bedroom One 4.67m x 3.20m (15'4" x 10'6")

Bedroom Two 4.14m x 2.97m (13'7" x 9'9")

Bedroom Three 3.05m 0.61m x 2.84m (10' 2" x 9'4")

Rear Garden

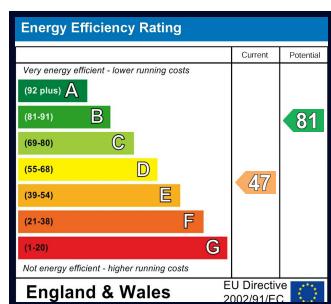
Workshop

7.62m x 3.05m x (2.44m in height) (25' x 10' x (8' in height) )

## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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