



Wardles Lane, Great Wyrley, WS6 6DA

Offers Over £190,000

Great Wyrley

Offers Over £190,000



Paul Carr Estate Agents are delighted to market this very well presented and much improved property located in a sought after area of Great Wyrley close to shops, reputable primary and secondary schools and a short distance to Landywood train station.

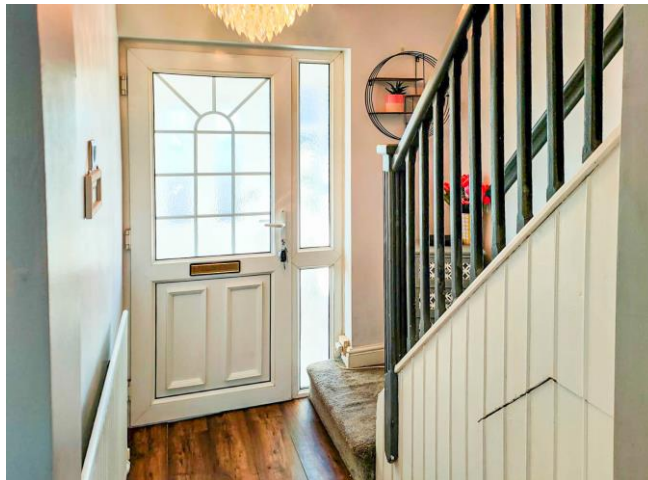
Ideal for first time buyer's the property has undergone a recent renovation project including a refitted kitchen, landscaped rear garden and upgraded decor throughout.

The property benefits from a front porch, entrance hallway, open-plan living and dining area, refitted breakfast kitchen and a conservatory.

To the first floor are two double bedrooms and a shower room.

To the outside is a block paved and gated driveway and a landscaped rear garden with a patio area ideal for al fresco dining, low maintenance artificial turf and a gate to a rear walkway.

In addition the property has gas central heating, double glazing and a driveway for two vehicles.





Property Specification

Much Improved Ideal Starter Home
Off Road Parking
Porch
Refitted Kitchen
Conservatory

Porch

Hall

Living Room
4.79m (15'9") x 2.16m (7'1")

Kitchen
3.81m (12'6") x 2.43m (8')

Conservatory

Landing

Bedroom 1
3.81m (12'6") x 2.40m (7'11") max

Bedroom 2
2.78m (9'2") x 2.53m (8'4")

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: 25th October 2022

Viewer's Note:

Services connected: Gas, Electric, Mains, Water

Council tax band: A

Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

