



Walsall Road, Great Wyrley, WS6 6DP

£325,000



# Great Wyrley

£325,000

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Paul Carr Estate Agents are pleased to market this traditional detached property offering great potential for any families looking to create a lovely home located in a prime area of Great Wyrley. The property is set on a generous plot with ample gated parking to the front and a large, private rear garden. Well maintained throughout, the property would benefit from modernisation and offers scope for extension and a possible change of layout to suit modern living (subject to relevant planning consent). There are three good sized bedrooms and a modern refitted bathroom with corner shower to the first floor. Outside is a driveway to the front, a single garage, detached workshop and a generous rear garden ideal for families. Offered with NO ONWARD CHAIN this property will not be available for long so contact Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

NO CHAIN  
Traditional Detached Family Home  
Two Reception Rooms  
Ground Floor WC  
Great Potential to Improve

Living Room 3.96m (13') x 3.43m (11'3") max

Sitting Room 3.82m (12'6") x 3.32m (10'11")

Kitchen 3.83m (12'7") x 1.78m (5'10")

Utility 2.69m (8'10") x 2.20m (7'3")

Bedroom 1 3.95m (13') x 3.43m (11'3") plus 1.27m (4'2") x 1.27m (4'2")

Bedroom 2 2.91m (9'7") x 2.79m (9'2")

Bedroom 3 2.87m (9'5") x 2.43m (8')

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: 14th October 2023

Services connected: electric, water, drainage.  
Council tax band:D  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

