



Hilton Lane, Great Wyrley,  
WS6 6DS

£535,000



# Great Wyrley

£535,000



EXTENDED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION SET OVER THREE FLOORS

Paul Carr Estate Agents are delighted to market this impressive, extended family home located in a sought after area of Great Wyrley close to shops, Landywood train station and within easy reach of local primary and secondary schools.

Set behind a good-sized driveway and front garden, the property internally comprises of an entrance hallway leading into the front lounge and a fabulous extended kitchen with vaulted ceiling and Velux windows providing the perfect entertaining space. Off the kitchen is the dining room/sitting room where patio doors lead to the rear garden.

To the first floor are three bedrooms and a stylish bathroom.

A staircase leads to the top floor loft conversion and offers a large main bedroom and luxuriously fitted en-suite shower room.

The landscaped rear garden is fully enclosed and ideal for families.

A patio area is ideal for outside dining and entertaining.

This superb family home needs to be viewed to appreciate the space available.

Call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Much Improved Three Storey Family Home  
Sought After Location in Great Wyrley  
Superb Master Suite Loft Conversion  
Fabulous Breakfast Kitchen with Vaulted Ceiling  
Two Reception Rooms

### Hall

### Living Room

3.93m (12'11") x 3.09m (10'2")

### Kitchen

4.33m (14'2") x 3.82m (12'6") max

### Dining Room

3.99m (13'1") x 3.94m (12'11")

### Landing

### Bedroom 2

3.96m (13') x 3.82m (12'6")

### Bedroom 3

3.70m (12'2") max x 3.18m (10'5")

### Bedroom 4/Office

2.60m (8'6") x 1.91m (6'3")

### Bathroom

### Second Floor Landing

### Bedroom 1

5.00m (16'5") x 4.25m (13'11") max

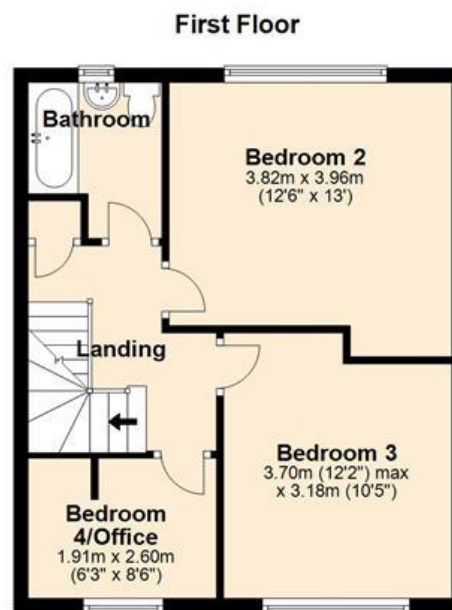
### En-suite

### 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:

# 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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

