



Walsall Road, Great Wyrley, WS6 6LB

£425,000



# Great Wyrley

£425,000



Paul Carr Estate Agents are delighted to market this impeccably well presented and sympathetically renovated detached family home located in a highly desirable area of Great Wyrley.

This impressive, extended three-storey detached family home is set behind a generous gated driveway and offers modern style living whilst retaining many original character features.

Set over three floors the property comprises of an entrance hallway leading into an attractive front sitting room having solid wood flooring, a bay window and a Victorian style fireplace.

The extended kitchen area has ample space for a dining table, tri-fold doors opening out to the rear garden and double doors to an impressive living room exuding charm and character.

Off the kitchen is a utility room, a shower room and a door leading into the garage.

To the first floor are two impressive double bedrooms, both with original style fireplaces, a single bedroom/study and a beautifully finished bathroom with a Burlington suite including a roll top bath and wash basin.

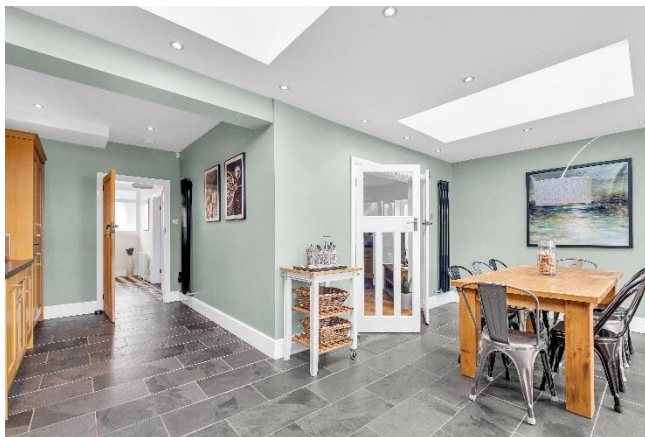
Stairs lead to the top floor suite comprising of a bedroom area with an en-suite shower room.

To the front is an ample gated driveway with parking for several vehicles, doors to the garage and an electric car charging point.

To the rear is a private, low maintenance rear garden with a paved patio area ideal for entertaining and al fresco dining.

This stunning detached family home has been meticulously renovated throughout and needs to be seen to appreciate the quality of accommodation on offer.

Contact Paul Carr Estate Agents to arrange an appointment to view.







## Property Specification

Impressive Open-Plan Kitchen/Diner  
Many Original Character Features  
Three Storey Detached Family Home  
Ample Gated Driveway  
Close to Reputable Primary & Secondary Schools

**Storm Porch**

**Entrance Hall**

**Sitting Room 4.43m (14'6") into bay x 3.36m (11')**

**Living Room 4.01m (13'2") x 3.33m (10'11")**

**Kitchen/Diner 6.40m (21') x 5.86m (19'3")**

**Utility Room 3.27m (10'9") x 2.34m (7'8")**

**Shower Room**

**Garage**

**First Floor Landing**

**Bedroom 3.61m (11'10") x 3.36m (11')**

**Bedroom 4.09m (13'5") x 3.32m (10'11")**

**Bedroom 2.24m (7'4") x 2.09m (6'10")**

**Bathroom**

**Second Floor Landing 2.90m (9'6") x 1.91m (6'3")**

**Master Bedroom 5.35m (17'7") x 3.46m (11'4")**

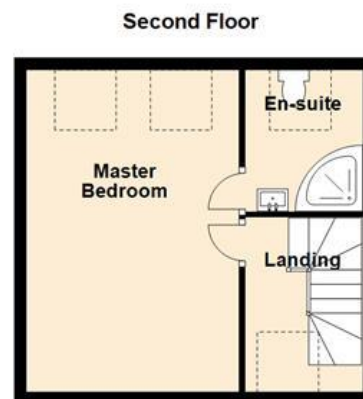
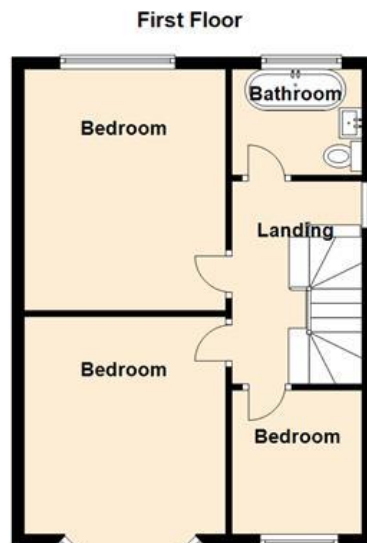
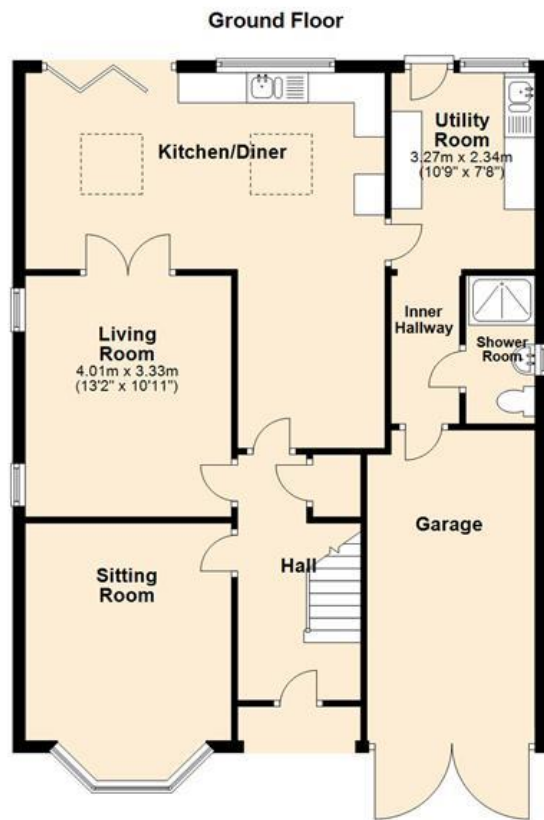
**En-suite 2.00m (6'7") x 1.96m (6'5")**

### 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: 17<sup>th</sup> July 2023

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

