



Bentons Lane  
Great Wyrley, WS6 6EF

Offers in Excess of £225,000

# Great Wyrley

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This end terraced property has fantastic potential whilst offering well maintained accommodation currently, briefly comprising, reception hall, lounge, kitchen dining room, rear lobby with guest WC, first floor offering three good sized bedrooms and bathroom, the property further benefits from having gas central heating and double glazing, large, gated driveway with double garage to the side and further parking, there is a private rear garden and utility store to the rear of the garage.

## Externally

Large, gated driveway to the front with further drive space to the side of the garage. Attached double garage to the side split into two areas with a utility store to the rear. Private and enclosed rear garden





## Property Specification

SOUGHT AFTER LOCATION  
NO UPWARD CHAIN!  
LARGE CORNER PLOT  
WITH POTENTIAL TO EXTEND  
SPACIOUS THROUGHOUT

**Reception Hall**

**Lounge**  
**18' 1" x 9' 11" (5.52m x 3.03m)**

**Rear Lobby**

**Guest WC**

**First Floor Landing**

**Bedroom One**  
**12' 2" x 10' 0" (3.71m x 3.04m)**

**Bedroom Two**  
**11' 7" x 9' 11" (3.52m x 3.01m)**

**Bedroom Three**  
**8' 6" x 7' 11" (2.58m x 2.42m)**

**Bathroom**

**Garage 1**  
**16' 2" x 11' 3" (4.94m x 3.42m)**

**Garage 2**  
**21' 9" x 12' 2" (6.64m x 3.70m)**

### 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:

### Viewer's Note:

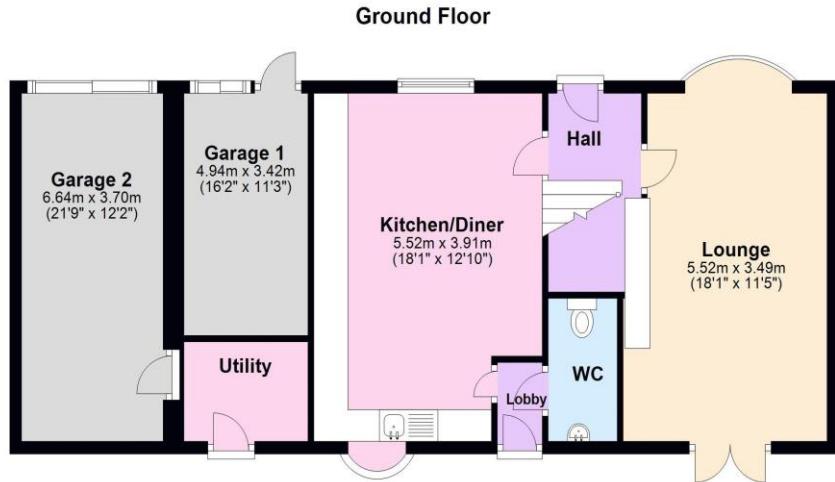
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

# 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

