



Walsall Road, Great Wyrley, WS6 6DL

Offers in the Region Of £395,000



# Great Wyrley

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***Fantastic Opportunity to Purchase this Impressive Detached Residence Offering Amazing Potential.***

Paul Carr Estate Agents are delighted to offer this rare opportunity to purchase a unique traditional detached home set on a good-sized plot offering excellent scope for improvement.

The property is conveniently located in a prime area of Great Wyrley close to a choice of schools for all ages and is set back from the road behind a large driveway and fore garden.

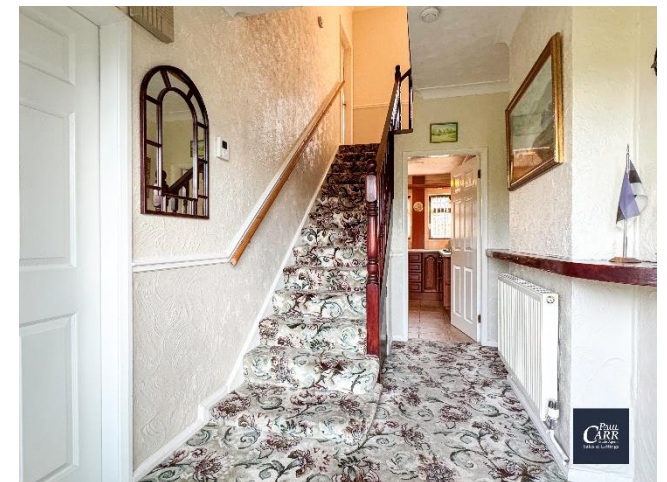
This stylish and fabulous double fronted property comprises of an entrance hallway, a dining room/snug, an extended living room and a breakfast kitchen.

To the first floor are three good-sized bedrooms, all with fitted wardrobes, a shower room and separate WC.

To the outside is a large garage ideal for conversion to a home office, gym or a self-contained annexe. The rear garden is not overlooked and is split into three areas, offering a patio area ideal for outside dining and entertaining, a family friendly garden area and a gate leading to a further area of land suitable as an allotment/vegetable patch.

Don't miss this excellent opportunity to design and create your dream home.

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







## Property Specification

Imposing Traditional Detached Property Set on a  
Generous Plot  
Excellent Development Potential (Subject to Relevant  
Planning Consent)  
Ample Front & Rear Gardens  
Large 11m Garage Ideal for Conversion to an Annexe

### Porch

### Entrance Hall

### Living Room

5.36m (17'7") into bay x 3.64m (11'11")

### Dining Room

3.65m (12') x 3.03m (9'11")

### Kitchen/Breakfast Room

3.93m (12'11") x 2.91m (9'7")

### Large Garage

### First Floor Gallery Landing

### Bedroom 1

4.78m (15'8") max x 3.73m (12'3") into bay

### Bedroom 2

6.58m (21'7") x 4.04m (13'3") into wardrobe

### Bedroom 3

3.66m (12') x 2.97m (9'9")

### Bathroom & Separate WC

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Services connected: Gas, Electric, Drainage, Water

Council tax band: E

Tenure: Freehold

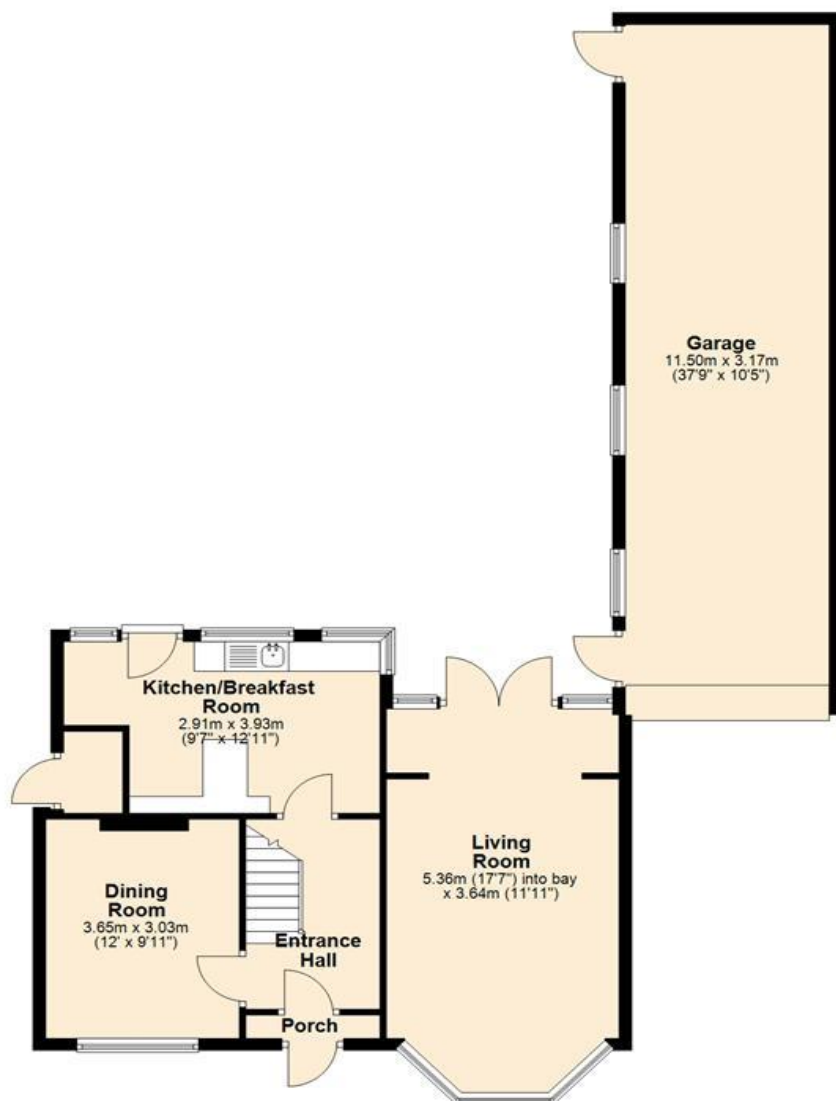
# Floor Plan

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

Energy Efficiency Rating

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

Ground Floor



First Floor

