



Walsall Road, Great Wyrley, WS6 6NL

£260,000

# Great Wyrley

£260,000



Paul Carr are delighted to bring to market this superbly presented and meticulously finished three bedroom semi detached family home in the ever popular Great Wyrley Village.

An internal inspection reveals a welcoming entrance hall, spacious living room with beautiful feature fireplace and door into the garden, versatile dining/snug room, modern style kitchen with space for appliances and completing the ground floor is a guest W.C.

Stairs lead to the first floor where the property boasts three bedrooms and a family bathroom.

Outside is a stunning large privately enclosed rear garden with outstanding space for a growing family. To the fore of the property is a fantastic multi vehicle driveway.

It is also worth noting that the property is near to excellent schools, easily accessible transport links and local shops.

**DO NOT MISS YOUR CHANCE TO VIEW!!**





### 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:

## Property Specification

THREE BEDROOM FAMILY HOME  
BEAUTIFULLY PRESENTED THROUGHOUT  
HIGHLY SOUGHT AFTER LOCATION  
SPACIOUS LIVING ROOM  
DINING ROOM

### Hall

Dining Room/Snug 12' 6" x 10' 4" (3.82m x 3.15m)

Living Room 12' 7" x 12' 10" (3.84m x 3.91m)

Kitchen 13' 10" x 9' 9" (4.22m x 2.96m)

### W/C

### Landing

Bedroom One 12' 8" x 10' 4" (3.87m x 3.14m)

Bedroom Two 9' 11" x 10' 4" (3.01m x 3.15m)

Bedroom Three 6' 7" x 10' 4" (2.00m x 3.15m)

### Shower Room

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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

## Ground Floor



## First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

