



Walsall Road, Great Wyrley, WS6 6NH

Guide Price £145,000

Great Wyrley

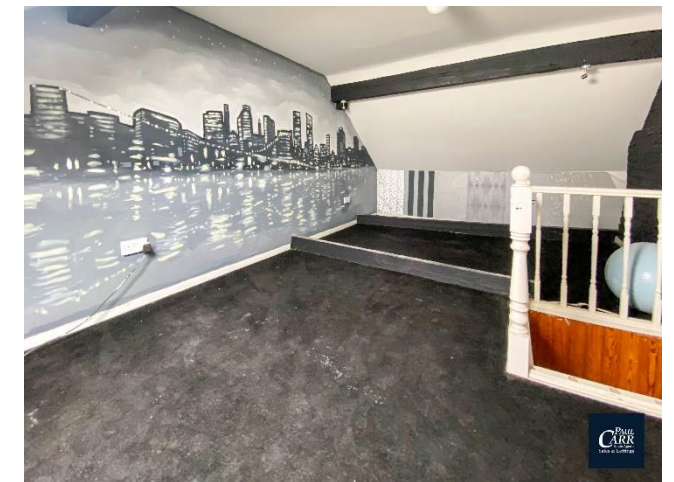
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Welcome to Walsall Road, This spacious 2/3 bedroom period style semi-detached property benefits from off road parking to the rear and being in a prime location for transport links and local shops. Upon entering you are welcomed with two sizeable reception rooms and a fitted galley style kitchen. Upstairs has two double bedrooms, one with a walk-in wardrobe area. The bathroom suite has a corner bath and separate shower. There is a good sized loft space with potential for a 3rd bedroom loft conversion.

Offered with NO ONWARD CHAIN, this spacious home is flooded with traditional character features, high ceilings and scope for improvement throughout. Viewings are a must, contact Paul Carr Great Wyrley to arrange an appointment. This Property is Being sold by Paul Carr Modern Auction Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team. Call Paul Carr, Great Wyrley Today!





Property Specification

Period Style Semi-Detached Property
Huge Scope for Improvement Throughout.
Loft Space Ideal for Conversion
Two Reception Rooms
Off Road Parking To The Rear

Lounge
3.66m (12') x 3.60m (11'10")

Dining Room
4.75m (15'7") x 3.66m (12')

Kitchen
4.41m (14'6") x 2.19m (7'2")

Bedroom 1
2.69m (8'10") x 2.00m (6'7")

Bedroom 2
3.67m (12') x 2.76m (9'1")

Walk-in Wardrobe

Bathroom

Loft Space
5.67m (18'7") x 3.55m (11'8")

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: 29th May 2024

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

