



**Connells**

Wyrley Court, Walsall Road  
Great Wyrley, Walsall



# Wyrley Court, Walsall Road, Great Wyrley, Walsall, WS6 6NL

for sale  
**£295,000**



## Property Description

EXCLUSIVE PRIVATE RETIREMENT  
APARTMENTS FOR THE OVER 55's!

Contemporary and energy-efficient, Wyrley Court from award-winning MACC Retirement offers a choice of one and two bedroom private apartments, conveniently located in the heart of Great Wyrley.

Picture spacious, light-filled and beautifully appointed living spaces, a thriving new community, great amenities on-site and nearby. These modern apartments are perfect whether you're downsizing, 'rightsizing' or are seeking independent living.

Our aim is to create a safe and secure environment offering companionship, a sense of community and support for living well in later life.

Apartments are purchased on a 250-year leasehold basis and there's just one single monthly service charge to pay, calculated on the size of your property.

## About Wyrley Court:

Residents at Wyrley Court need never feel isolated or unsupported. Fun, laughter and friendships abound and particularly important for those who are living alone, there's companionship and the sense of being part of a warm and supportive community.

Stylish, secure, maintenance and stress-free. Each of the bright and spacious one and two bedroom apartments at Wyrley Court are finished to a high specification – a blank canvas, ready to personalise and make your own.

All apartments feature British built, hand painted kitchens with high quality integrated Neff appliances and luxurious quartz countertops. Wet rooms are well appointed, generously proportioned and luxurious in feel.

Generous master bedrooms feature fitted wardrobes for ample storage. 2 bedroom apartments offer the flexibility of a guest bedroom, or extra space to be used as a study or for hobbies and interests.

A number of apartments feature utility rooms, private balconies or direct access to outside space.

All apartments include video intercom at your front door, a reserved parking space with electric charging connection if required and homeowners may subscribe to BT and/or Sky services.

Featuring low-carbon heat pumps and EPC A-rated, Wyrley Court is a sustainable build offering excellent fuel economy.

All apartments include underfloor heating, video intercom at your front door, a reserved parking space with electric charging connection if required and homeowners may subscribe to BT and/ or Sky services.

## Communal Spaces & Amenities:

Wyrley Court is the ideal choice for those who wish to live life to the full in their later years and maintain their independence, without compromising on quality of life.

As part of a ready-made new community, residents need never be short of company. Equally those who value privacy and being able to close their own front door will be under no pressure to socialise or join in.

Light-filled and relaxing, the communal lounge is a great place for socialising, or why not get together over a coffee or bite to eat in the on-site cafe? Enjoying the great outdoors is also an option with landscaped gardens and terrace areas, perfect for relaxing with a book or a spot of gardening.

## Facilities Include:

### READING ROOM

South East facing, flooded with morning light and just the spot for enjoying the papers.

### SNUG / TV ROOM

A cosy space in which to meet up with your neighbours and tune in to your favourite programmes.

### LANDSCAPED GARDENS

Fresh air and green space for enjoying some gardening or me-time.

### DESIGNATED PARKING

Electric-ready for your own charger, if required. Guest parking also available.

### GUEST SUITE

Perfect for accommodating visiting family and friends, particularly if you have a one bedroom apartment.

### ON-SITE SECURITY

Includes fob access to the apartment block and video intercom for each apartment at your front door.

- WiFi in communal areas.
- Lift access to first and second floors.
- Wheelchair access.
- Pets allowed.

## Agents Notes:

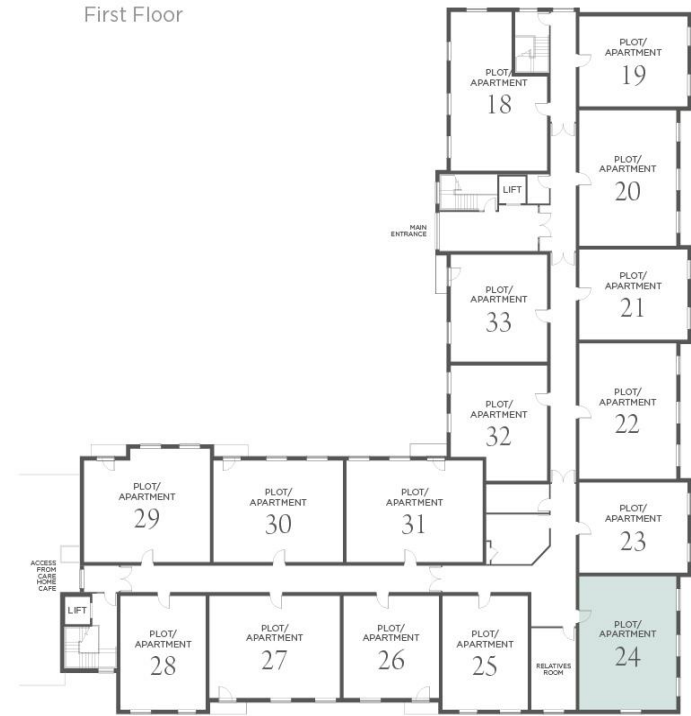
1. Floorplans should not be used as a basis for furnishings, furniture or appliance spaces etc.
2. Dimensions for such purposes must be verified against actual site measurements.
3. Please note the handing of plots, door & window positions may vary from the floor plans shown.
4. Please check individual plot details with our sales team.
5. Images shown are for illustrative purposes only and are not plot specific.



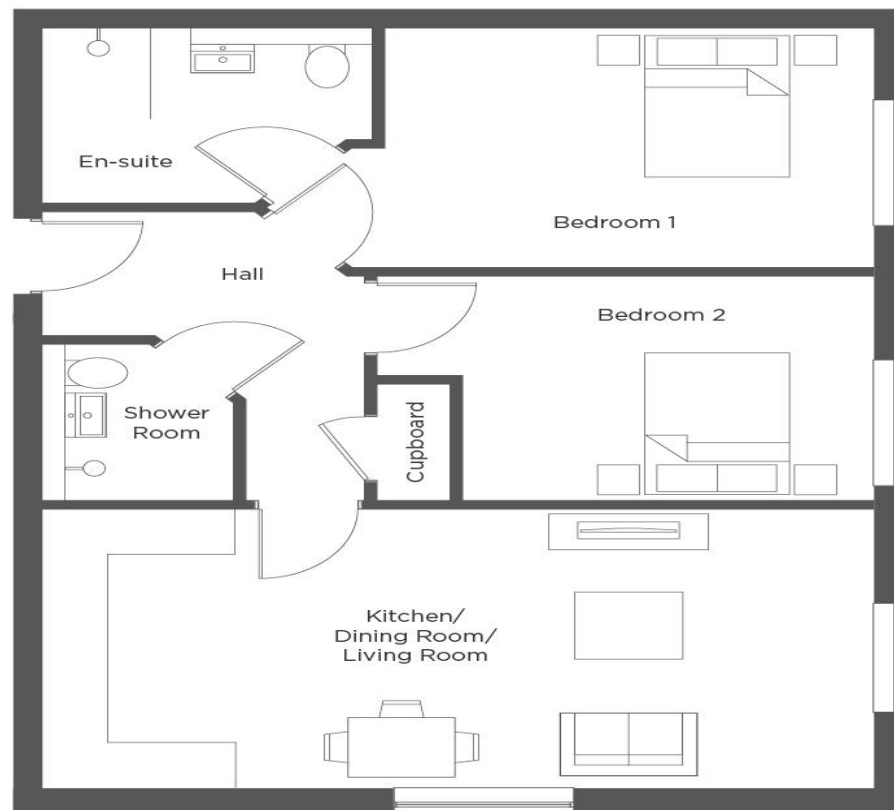




First Floor







To view this property please contact Connells on

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**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK107530](https://connells.co.uk/Property/CNK107530)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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