



Connells

Walsall Road  
Great Wyrley, Walsall



# Walsall Road Great Wyrley, Walsall, WS6 6DN

for sale offers in the region of  
**£220,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in the sought after location of Great Wyrley, Cannock.

To the Ground Floor the property briefly comprises of an entrance porch and hallway, leading through to the living room, kitchen and shower room. The kitchen comes fully fitted with modern units, integrated oven and gas hob and space for further appliances, as well as dining furniture if required. The conservatory and living room offering further living space with ample amount of natural lighting.

To the First Floor having three bedrooms and a separate WC.

Externally benefiting from a brick paved driveway, and large enclosed rear garden with lawn and patio areas.

Located in a desirable village within walking distance of amenities, small local businesses whilst sitting close to both Primary and Secondary schools. The location provides excellent commuter benefits to the A34, M6 and M6 toll linking the midlands motorway network and is only a stones throw away from Landywood Train Station.

## Entrance Porch

Having a UPVC front entrance door, carpeted flooring, double glazed window to the front aspect.

## Entrance Hallway

Having a UPVC entrance door, carpeted flooring, ceiling light point, radiator, stairs leading to First Floor, doors leading to living room, kitchen and shower room.

## Living Room

17' 7" x 11' 6" ( 5.36m x 3.51m )

Having a double glazed door to the front, double doors into the conservatory, carpeted flooring, electric fire, ceiling light point and radiator.

## Kitchen

13' 9" max x 11' 10" ( 4.19m max x 3.61m )

Having a double glazed window and double glazed door to the rear aspects, laminate flooring, being a fully fitted kitchen with laminate work tops, extractor hood, gas hob, integral oven, sink and drainer, radiator and ceiling light point.

## Conservatory

9' 2" x 6' 11" ( 2.79m x 2.11m )

Having a double glazed window to the rear aspect and double glazed french doors leading to the rear garden.

## Wet Room

Being a wet room with WC, hand wash basin with storage underneath, storage cupboard, electric shower, double glazed window to the side aspect, radiator, ceiling light point.

## First Floor

### Landing

Having carpeted flooring, doors to bedrooms and WC, ceiling light point.

### Bedroom 1

15' 7" x 9' 9" ( 4.75m x 2.97m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 2

11' 7" x 9' 11" max ( 3.53m x 3.02m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 3

9' 11" x 7' 11" ( 3.02m x 2.41m )

Having carpeted flooring, radiator, ceiling light point, double glazed window to the front aspect.

## WC

Having carpeted flooring, ceiling light point, WC, hand wash basin, double glazed window to the front aspect.

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, fences surrounding, access to the rear.

### Rear

Being a large enclosed rear garden with laid to lawn and patio areas, ideal for entertaining.

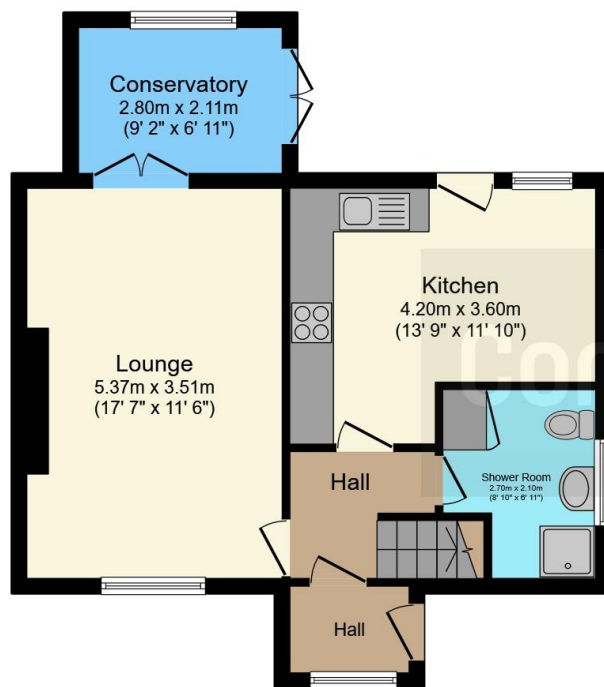




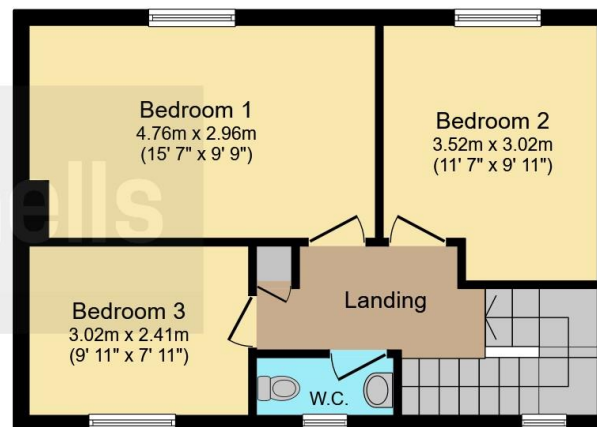








**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CNK107824](http://connells.co.uk/Property/CNK107824)



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