

Holly Lane

Great Wyrley, Walsall, WS6 6AQ



An attractive semi-detached family home located in Great Wyrley and is being offered to the market with no upward chain.

£250,000



John German

Offered to the market with no onward chain, is this well presented and modernised three-bedroom semi-detached family home situated in the heart of the popular village of Great Wyrley having a range of local amenities. The nearby town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high-end designer shops and restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away, offering a great place for those looking to walk, explore or cycle. For local schooling this property in Great Wyrley, falls into the catchment area for Landywood Primary School and for secondary education its Great Wyrley Academy.

Within the last five years, the property has had a new boiler, re-wire, new windows and doors.

Internally the property comprises of entrance door opening into the hallway with carpeted stairs rising to the first floor landing, and a door opening into the living room with laminate wooden effect flooring and a window to the front aspect.

Also from the hallway, a door opens to the heart of the home which is the impressive open plan kitchen/diner with useful understairs storage cupboard, a modern downstairs shower room and a conservatory giving access to the rear garden.

The second floor benefits from three bedrooms - two generous doubles and one smaller bedroom ideal as a home office or study, plus a modern family bathroom.

Externally, the property has off road parking in the form of a driveway to the front, as well as space to the side and access to the garage. The enclosed rear garden features a paved patio seating area and lawned garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

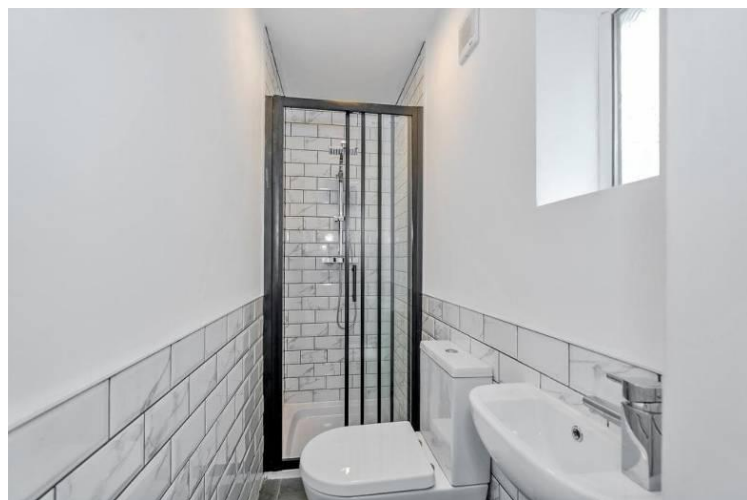
Local Authority/Tax Band: South Staffordshire Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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