



Holly Lane | Great Wyrley, Walsall | WS6 6AQ

Offers Over £265,000

 **Webbs**  
estate agents

## Summary

**\*\* POPULAR LOCATION\*\* VERY WELL PRESENTED THROUGHOUT \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LOUNGE \*\* KITCHEN DINER \*\* CONSERVATORY \*\* GROUND FLOOR SHOWER ROOM \*\* GENEROUS DRIVEWAY \*\* EXCELLENT SCHOOL CATCHMENTS \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* EXCELLENT TRANSPORT LINKS VIA ROAD AND RAIL \*\* VIEWING IS ESSENTIAL \*\***

Webbs Estate Agents are pleased to offer for sale a well-presented traditional semi-detached home in a popular location that offers excellent school catchments, transport links, local shops and amenities.

In brief consisting of entrance hallway, lounge, the modern kitchen diner leads into the conservatory and ground floor shower room.

To the first floor there are three bedrooms and a family bathroom, externally the property has a large rear mature garden with side and front driveway and a detached garage/garden room which has electricity and has a versatility of uses, currently used as a gym and office, **VIEWING ADVISED TO FULLY APPRECIATE THE PROPERTY ON OFFER.**

## Key Features

- SPACIOUS SEMI DETACHED HOME
- POPULAR LOCATION
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- KITCHEN DINER
- EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS
- WELL PRESENTED
- THREE BEDROOMS
- SPACIOUS LOUNGE, CONSERVATORY
- GENEROUS GARDENS
- VIEWING ADVISED

## Rooms and Dimensions

### AWAITING VENDOR

### THROUGH HALLWAY

### SPAICOUS LOUNGE

11'7" x 10'5" (3.53m x 3.18m)

### KITCHEN DINER

16'3" x 12'2" (4.95m x 3.71m)

### CONSERVATORY

19'9" x 7'11" (6.02m x 2.41m)

### GROUND FLOOR SHOWER ROOM

7'10" x 2'6" (2.39m x 0.76m)

### LANDING

### BEDROOM ONE

11'8" x 10'4" (3.56m x 3.15m)

### BEDROOM TWO

12'5" x 9'0" (3.78m x 2.74m)

### BEDROOM THREE

8'5" x 6'11" (2.57m x 2.11m)

### FAMILY BATHROOM

5'4" x 4'10" (1.63m x 1.47m)

### REAR GARDEN

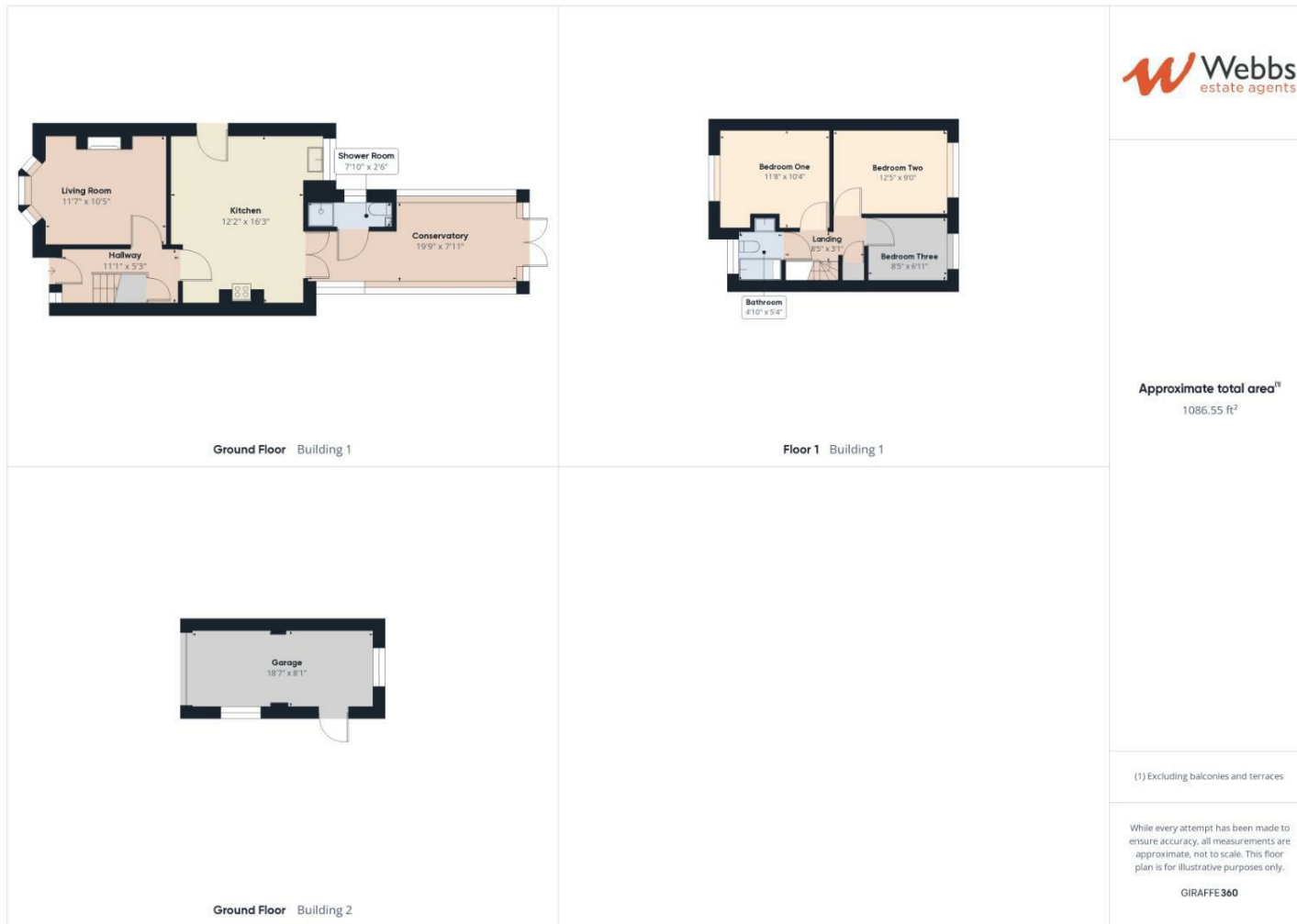
### PRIVATE DRIVEWAY

### DETACHED GARAGE/GARDEN ROOM/GYM

### Identification checks - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

