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**Brooklands Avenue | Great Wyrley, Walsall | WS6 6LF**

**Asking Price £225,000**

 **Webbs**  
estate agents

# Summary

**\*\* POPULAR LOCATION \*\* THREE GENEROUS BEDROOMS \*\* MASTER WITH EN-SUITE \*\* BREAKFAST KITCHEN \*\* CONSERVATORY \*\* EXCELLENT TRANSPORT LINKS AND SCHOOL CATCHMENTS \*\* CLOSE TO SHOPS AND AMENITIES \*\* VIEWING ADVISED \*\***  
Webbs Estate Agents are pleased to offer for sale a spacious semi-detached home in a sought-after cul-de-sac within the popular village of Great Wyrley. This extended and deceptively spacious family home offers impressive accommodation across three floors. The top floor features a superb master bedroom, complete with an en-suite shower room, while the first floor offers two generously sized bedrooms and a modern family bathroom.

On the ground floor, you'll find an entrance hall, a charming front living room, and a breakfast kitchen opening into a bright conservatory—perfect for family dining or entertaining. Outside, the property benefits from an enclosed rear garden with low-maintenance artificial lawn, along with a side gate giving access to the front driveway and neatly lawned garden.  
VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER

# Key Features

- SOUGHT AFTER LOCATION
- EN-SUITE TO MASTER
- ENCLOSED REAR GARDEN
- CONSERVATORY
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- THREE GENEROUS BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- VIEWING ADVISED

# Rooms and Dimensions

## ENTRANCE HALLWAY

## SPACIOUS LIVING ROOM

13'7" x 11'4" (4.15 x 3.47)

## BREAKFAST KITCHEN

9'11" x 7'0" (3.03 x 2.14)

## CONSERVATORY

12'6" x 6'4" (3.82 x 1.94)

## FIRST FLOOR LANDING

## BEDROOM TWO

11'3" x 7'8" (3.45 x 2.35)

## BEDROOM THREE

8'0" x 7'5" (2.45 x 2.28)

## FAMILY BATHROOM

6'1" x 5'5" (1.86 x 1.67)

## SECOND FLOOR LANDING

## BEDROOM ONE

15'4" x 9'6" (4.69 x 2.92)

## EN-SUITE SHOWER ROOM

5'5" x 4'0" (1.66 x 1.22)

## LOW MAINTENANCE REAR GARDEN

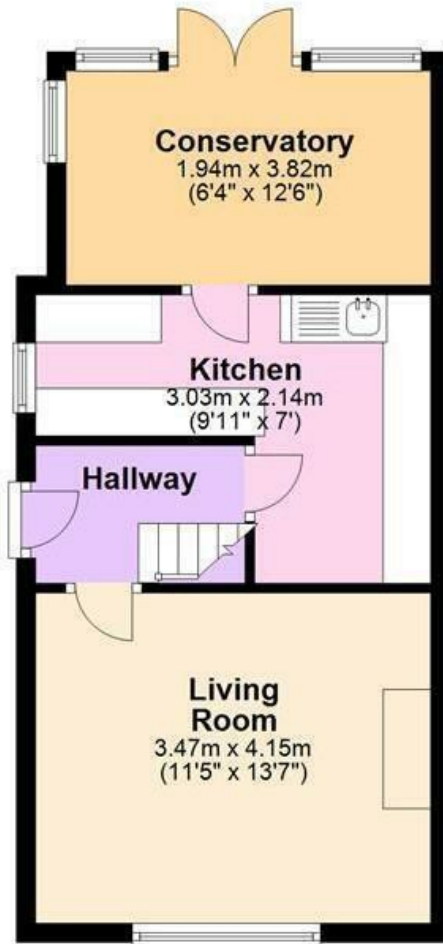
## SIDE AND FRONT DRIVEWAY

## IDENTIFICATION CHECKS - C

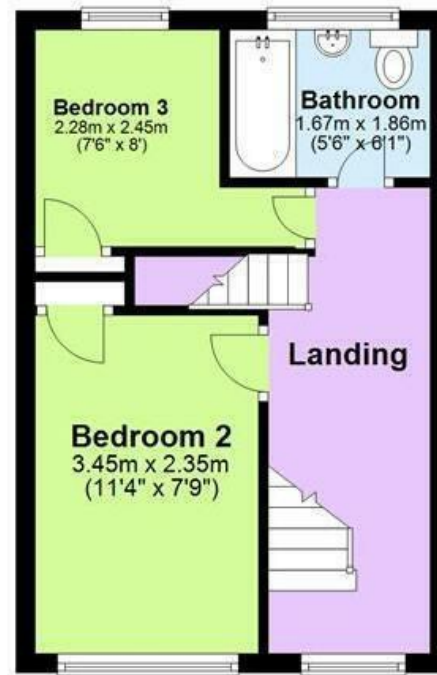




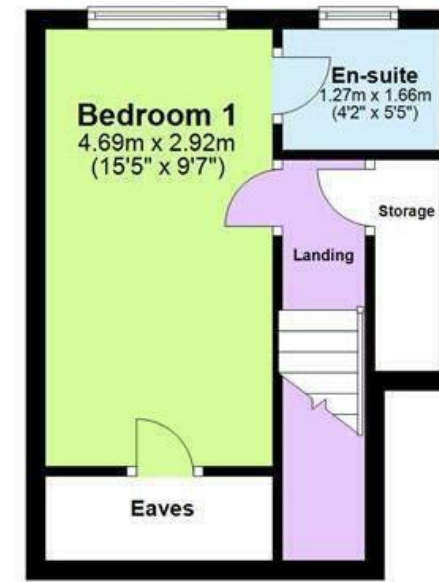
## Ground Floor



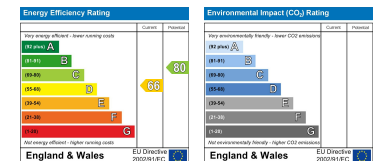
## First Floor



## Second Floor



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.



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