



Honeysuckle Way, Great Wyrley
Walsall, WS6 6QQ

Offers above £435,000

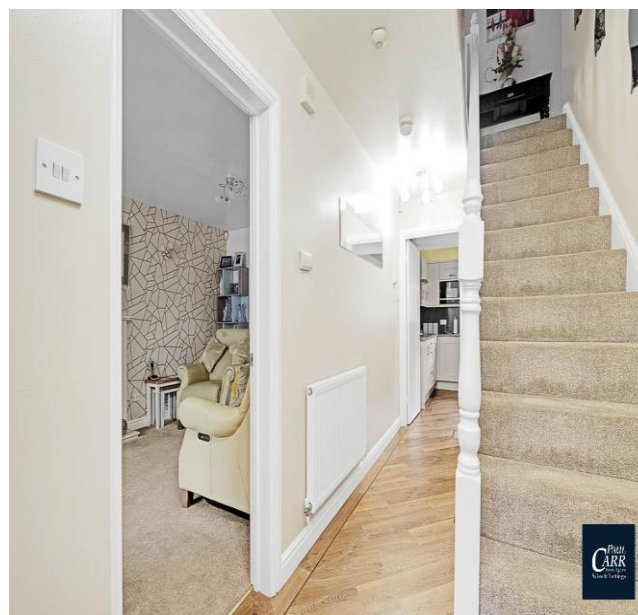
Great Wyrley

Offers above £435,000



Welcome to Honeysuckle Way, an impressive four bedroom detached family home nestled on a corner plot within a quiet cul-de-sac. This beautifully presented home offers the perfect balance between garden tranquility and generous living accommodation. You are welcomed with a spacious porch, followed by an entrance hallway and guest cloakroom. A tastefully decorated lounge leads through to the dining room which is open to the orangery/ garden room. The garden room is flooded with natural light and enjoys wonderful views across the landscaped rear garden. The stunning and recently finished Goliath kitchen benefits from a range of wall and base units with integral appliances, a breakfast bar and access to the utility room with plumbing for washing machine, tumble dryer etc. Upstairs benefits from four excellent sized bedrooms, two having modern fitted en-suites and there is a stylish family bathroom. The landscaped wrap around garden has split levels and offers a BBQ/Alfresco dining area looking out over the perfectly green lawns and raised beds with a selection of shrubs, flowers and plants. The garden also offers ample storage space with sheds and internal garage. To the front of the property is a paved driveway with ample off road parking. The property also benefits from several added extras including solar panels, CCTV and alarm system, full Karndean flooring throughout the ground floor and is located in an exclusive small development close to woodland. Call Paul Carr, Great Wyrley to arrange an appointment to view!!





Property Specification

Impressive Four Bedroom Detached Corner Plot
 Stunning Landscaped Rear Garden
 Extended Living Area with Beautiful Garden Room
 Goliath Fitted Kitchen with Integral Appliances
 Karndean Flooring Throughout the Ground Floor

Lounge 5.82m (19'1") max x 3.33m (10'11")

Dining Room 3.40m (11'2") x 3.33m (10'11")

Orangery/Garden Room 11' 7" x 13' 5" (3.53m x 4.09m)

Kitchen/Breakfast Room 5.04m (16'6") x 4.00m (13'1") max

Utility 1.92m (6'4") x 1.55m (5'1")

Master Bedroom 13' 6" x 15' 7" (4.11m x 4.75m)

Bedroom 2 11' 9" x 11' 11" (3.58m x 3.63m)

**En-suite
 Bedroom 3 3.61m (11'10") max x 2.44m (8')**

Bedroom 4 2.64m (8'8") x 2.21m (7'3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 23rd April 2024

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage.
 Council tax band: E
 Tenure: Freehold
 Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 162.3 sq. metres (1746.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

