



Ramillies Crescent, Great Wyrley  
Walsall, WS6 6JQ

Offers in the Region Of £155,000



# Great Wyrley

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IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT  
LOCATED IN A SOUGHT AFTER AREA CLOSE TO  
LANDYWOOD TRAIN STATION

Paul Carr Estate Agents are pleased to market this well presented, ideal first time buyers property located in the popular Caddick Farm area of Great Wyrley, close to a number of amenities including Landywood Train Station stones throw away.

Internally the property comprises of an entrance porch, front living room, fitted kitchen to the rear with stairs leading to the first floor where there are two double bedrooms and a modern bathroom.

In addition, the property has front and rear gardens, parking available on the road to the front and the property is offered with NO ONWARD CHAIN.

Call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Ideal For First Time Buyers  
Close to Shops, Schools and Landywood Train Station  
Modern Fitted Kitchen  
Very Well Presented Throughout  
Two Double Bedrooms

Lounge 4.71m (15'5") x 3.62m (11'11")

Kitchen/Breakfast Room 3.62m (11'11") x 3.43m (11'3")

Porch 1.21m (4') x 0.99m (3'3")

Bedroom 1 3.62m (11'11") x 3.14m (10'4") plus  
0.01m (0') x 0.01m (0')

Bathroom 2.08m (6'10") x 1.76m (5'9")

Bedroom 2 2.67m (8'9") x 2.10m (6'11") plus 0.04m (0'2") x 0.04m (0'2")

### 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: 5th June 2024

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

