



Darges Lane, Great Wyrley
Walsall, WS6 6LE

Offers in the Region Of £220,000

Great Wyrley

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Paul Carr Estate Agents are delighted to market this spacious property located in a highly regarded area of Great Wyrley, within easy reach of local schools and shops in the village.

Set behind a front garden and driveway the property comprises of an entrance hallway with a storage cupboard, open-plan lounge/dining room with patio doors leading out to the conservatory/garden room and ground floor WC.

Off the kitchen to the side an extension offers a utility space and door to the rear garden and garage.

To the first floor are three bedrooms, two with built-in storage and a bathroom with a shower over the bath. The rear garden has fenced boundaries, a patio area and mature trees/shrubs creating privacy.

This spacious house offers excellent potential and scope for improvement and is offered with NO ONWARD CHAIN!





Property Specification

NO CHAIN
Extended Traditional Semi-Detached House
Delightful Front & Rear Gardens
Driveway & Garage
Excellent Scope for Improvement

Lounge/Dining Room 6.98m (22'11") x 3.35m (11') max

Kitchen 3.19m (10'5") max x 2.61m (8'7")

Utility 4.39m (14'5") x 1.74m (5'9")

Bedroom 1 3.27m (10'9") x 3.22m (10'7")

Bedroom 2 3.35m (11') x 2.97m (9'9")

Bedroom 3 2.42m (7'11") x 1.83m (6')

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: 8th June 2024

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold
Restrictions: N/A
Other Charges:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

