



517 Walsall Road, Great Wyrley, Staffordshire, WS6 6AE



IMPRESSIVE EXTENDED DETACHED TUDOR STYLE FOUR BEDROOM HOUSE WITH A SEPARATE 1 BEDROOM ANNEX TO THE REAR

'The Old Post Office' is an exceptionally impressive detached residence located in the heart of Great Wyrley village.

This fabulous property delivers on all fronts!

Offering character and charm throughout, this imposing and distinctive family home holds historic significance within the village of Great Wyrley as local residents fondly refer to the house as the Old Post Office.

The property has been extended and improved over the years and now offers substantial living accommodation suitable for families and those requiring multi-generational living as a self-contained detached dwelling provides further accommodation or potential office space. Set on a generous plot with ample off-road parking and stunning landscaped gardens, the property layout offers space in abundance with a front sitting room/snug, a classic dining room, traditional style kitchen and a living room leading to a large family room with bi-fold doors opening out onto the stunning rear garden, perfect for entertaining guests!

To the first floor are four good sized bedrooms, an en-suite to the main bedroom and a large, stylish family bathroom with a jacuzzi bath and separate shower.

The rear garden has been beautifully designed and offers various spaces for relaxing with a zen garden, a rose garden area and multiple seating areas. Secure gates provide ample parking to the rear and a detached annex offers a self-contained 1-bedroom accommodation with a high-quality contemporary finish.

This wonderful residence offers versatile living in a central location ideal for local amenities, road and rail links to Birmingham City centre and easy access to the M6, M54 and M6 Toll roads. Shops and restaurants are catered for in Cannock and the McArthurGlen Designer Outlet is a short drive away.

Viewings are strictly by appointment, contact Paul Carr Great Wyrley to arrange a visit.



Entrance Hallway

Laundry Room

2.73m (9') x 1.90m (6'3")

Guest WC

Snug

3.75m (12'4") x 2.46m (8'1")

Dining Room

4.21m (13'10") x 3.34m (10'11")

Kitchen

4.21m (13'10") x 3.47m (11'5")

Living Room

5.81m (19'1") x 3.48m (11'5")

Family/Entertaining Room

18' 8" x 21' 8" (5.7m x 6.6m)

First Floor Landing

Bedroom 1

4.09m (13'5") x 3.48m (11'5")

En-suite

Bedroom 2

3.48m (11'5") x 1.94m (6'4")

Bedroom 3

3.76m (12'4") x 3.49m (11'5")

Bedroom 4

4.41m (14'6") max x 3.68m (12'1")

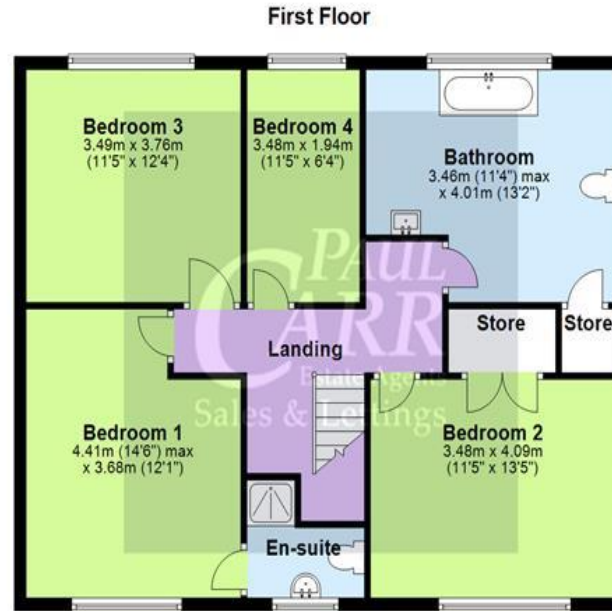
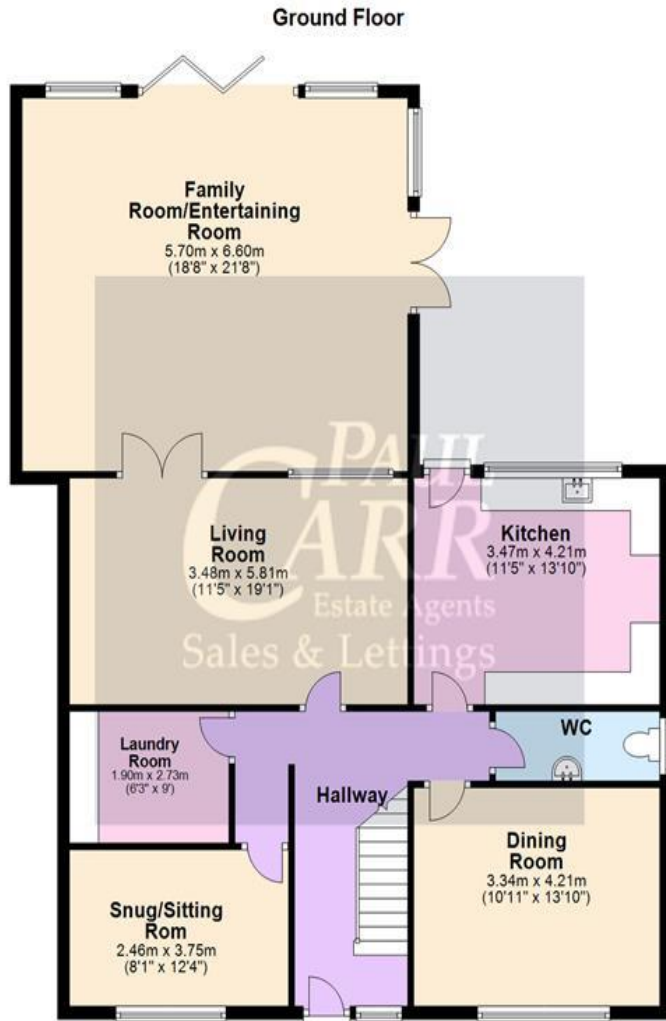
Family Bathroom

Detached 1 Bedroom Annex



FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Annex





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.





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