



Hilton Lane, Great Wyrley
Walsall, WS6 6DT

£200,000

Great Wyrley

£200,000



This deceptively spacious family home occupies a generous plot in one of the areas most sought after locations, a short walk to local shops and convenience stores in the village and near to Landywood train station providing links to Birmingham city centre. Requiring some cosmetic updating this well loved home comprises of an entrance hallway, cosy front sitting room, rear living room, kitchen with separate laundry room with a guest WC. To the first floor are three good sized bedrooms and a bathroom. The sizeable rear garden is private and perfect for families and to the front is potential for ample off road parking. Offered with NO ONWARD CHAIN this ideal first time buyer's home is available to view via Paul Carr Great Wyrley.





Property Specification

NO ONWARD CHAIN
 Deceptively Spacious Family Home
 Excellent Scope for Improvement
 Three Generous Bedrooms
 Two Reception Rooms

Sitting Room 3.95m (13') x 3.11m (10'2")

Kitchen 4.00m (13'1") max x 1.83m (6')

Laundry Room 2.51m (8'3") x 2.00m (6'7")

Living Room 4.00m (13'1") x 3.95m (13')

Bedroom 1 3.97m (13') x 3.43m (11'3")

Bedroom 2 3.77m (12'5") max x 3.15m (10'4")

Bedroom 3 2.67m (8'9") max x 2.63m (8'8")

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: 19th July 2024

Viewer's Note:

Services connected:
 Council tax band: B
 Tenure: Freehold years remaining, lease from
 Ground Rent: £0
 Service Charge: £0
 Restrictions:

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		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

