



Lambourne Close, Great Wyrley
Walsall, WS6 6DD

Offers in the Region Of £270,000

Great Wyrley

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Paul Carr Estate Agents are delighted to bring to market this extended and well presented semi-detached property located in a sought after area of Great Wyrley close to a host of amenities including Moat Hall primary school just a short walk away.

An internal inspection reveals a generous front porch opening into the main living room, an open-plan modern kitchen-diner with ample space for families to dine and a great place for entertaining. French Doors from the extended dining area lead into the private garden.

Completing the ground floor is the side extension offering a ground floor bedroom and utility room with scope to add a shower room/bathroom. Stairs lead to the first floor where the property offers three bedrooms and a modern shower room.

Outside is a privately enclosed rear garden with a paved patio area perfect for entertaining and to the fore is a multi vehicle driveway. It is worth noting that the property is in close proximity to highly regarded local schools, various shops and easily accessible transport links with Landywood train station providing links to Birmingham City Centre and the M6 Toll road a short drive away.

This lovely family home is available with NO ONWARD CHAIN so call Paul Carr Great Wyrley to arrange an appointment to view.





Property Specification

Extended Four Bedroom Semi-Detached House
Ground Floor 4th Bedroom/Home Office
Extended Kitchen/Dining Area
Quiet Cul-de-Sac Close to Moat Hall Primary School
Block Paved Driveway

Living Room 4.60m (15'1") x 4.51m (14'10")

Kitchen/Diner 4.75m (15'7") max x 4.60m (15'1")
max

Bedroom 4 5.42m (17'9") x 2.31m (7'7")

Laundry Room 4.83m (15'10") x 2.31m (7'7")

Bedroom 1 3.90m (12'10") x 2.70m (8'10")

Bedroom 2 3.37m (11'1") x 2.68m (8'10")

Bedroom 3 2.43m (8') x 1.78m (5'10")

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: 20th August 2024

Viewer's Note:

Services connected: Gas, Electric, Drainage and Water
Council tax band: C
Restrictions:
Other Charges:

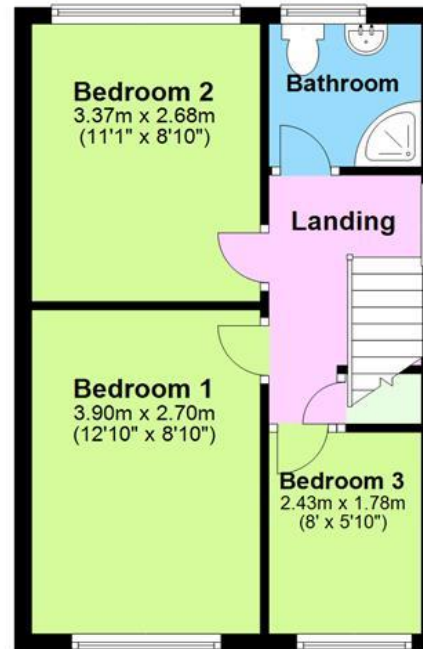
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		