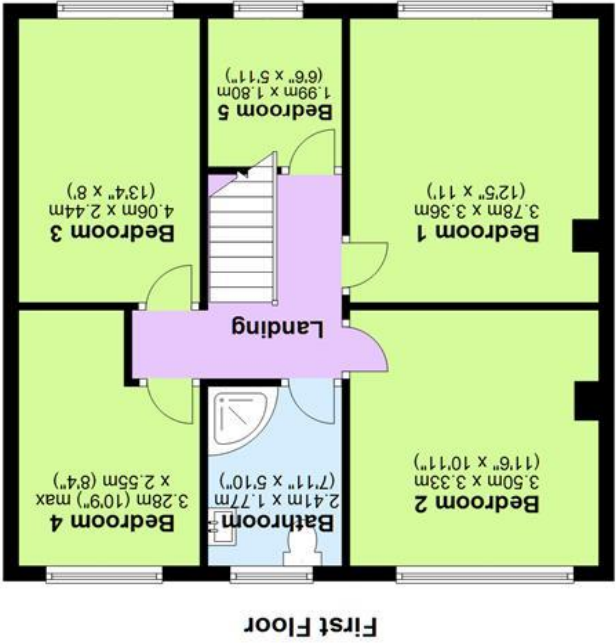




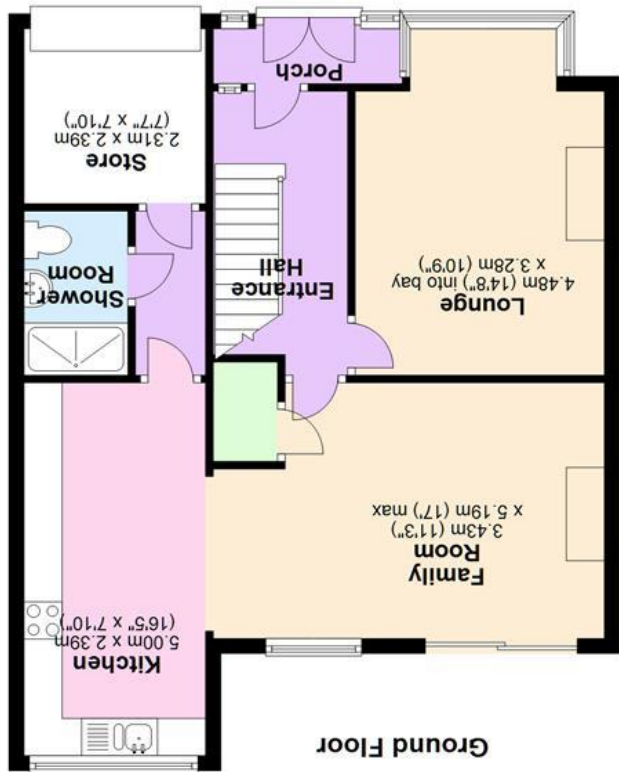
Map Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Energy Efficiency Rating



First Floor



Ground Floor

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

Floor Plan

PAUL CARR
Estate Agents
Sales & Lettings

Great Wyrley

01922 701001

greatwyrley@paulcarrestateagents.co.uk



38 Love Lane
Great Wyrley, WS6 6NN

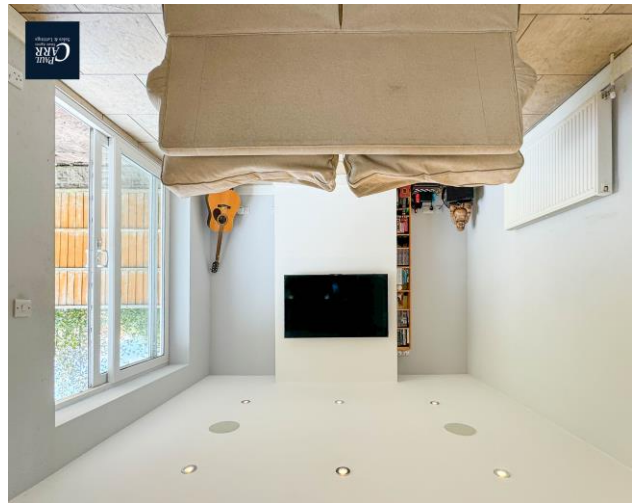
Offers in the Region Of £320,000

5 Beds 2 Bathrooms 2 Car Spaces

Offers in the Region Of £320,000

Great Wyrley

Welcome to Love Lane and this extended family home located in a highly desirable area of Great Wyrley. Offering generous ground floor living accommodation and five bedrooms this delightful property is deal for growing families and is located within easy reach of quality schools for all ages, shops and amenities within the village and only a short drive to the M6/M54 network. Cannock town centre and shops at the McArthurGlen Designer Outlet are a 10-minute drive away. Set behind a driveway for multiple vehicles, a front porch leads into an entrance hallway and into the main living room which has a walk-in bay window and facility for a wall mounted TV and media. The outstanding feature of this property is the extended kitchen/living/dining area with views over the lovely rear garden. The modern fitted kitchen has ample storage and work surface space and flows through to the dining and living area with doors opening to the patio area. A ground floor shower room and further storage area complete the layout. Upstairs bedrooms a modern family bathroom. The rear garden is not overlooked and is ideal for families and offers scope to create an al-fresco patio/dining area. This lovely family home needs to be viewed to appreciate the space on offer, call Paul Carr to arrange an appointment!



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: 10th February 2025

Property Specification

Impressive Extended Family Home
Five Bedrooms & Two Bathrooms
Off Road Parking
Generous Family Friendly Rear Garden
Open-Plan Kitchen/Dining/Living Area

Entrance Hall

Porch

Lounge 4.48m (14'8") into bay x 3.28m (10'9")

Family Room 5.19m (17') max x 3.43m (11'3")

Kitchen 5.00m (16'5") x 2.39m (7'10")

Inner Hallway

Shower Room

Bedroom 1 3.78m (12'5") x 3.36m (11')

Bedroom 5 1.99m (6'6") x 1.80m (5'11")

Landing

Bedroom 2 3.50m (11'6") x 3.33m (10'11")

Bathroom

Bedroom 4 3.28m (10'9") max x 2.55m (8'4")

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold
Other Charges: