



Wardles Lane, Great Wyrley, WS6 6DX

Offers in Excess of £350,000



# Great Wyrley

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Welcome to Wardles Lane and this extended four-bedroom detached family home located in a popular area of Great Wyrley within close proximity to local shops, amenities and excellent transport links.

Schools are catered for with Moat Hall primary and Great Wyrley Academy both located within a mile. Landywood train station is less than 1 mile away and provides regular links to Birmingham New Street, Stafford and Lichfield.

The property has been considerably improved and comprises of a welcoming entrance hallway leading to a stylish front living room. An extended breakfast kitchen has a separate utility room with space for appliances and a ground floor WC.

A versatile playroom/dining room leads into the conservatory overlooking the rear garden. Upstairs offers four bedrooms and a dressing area off the landing leading into the extended family bathroom.

The low maintenance rear garden is not overlooked and has a patio area, artificial grass and a decked area ideal for outside dining.

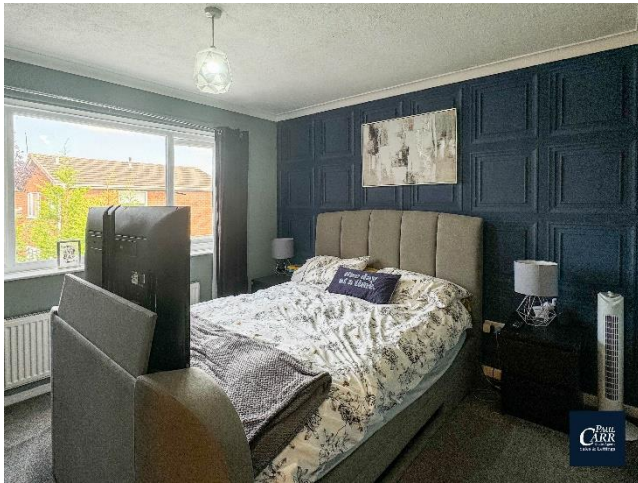
A side gate leads to the front block paved driveway providing parking for several vehicles.

This superbly presented property needs to be viewed to appreciate the space and quality of accommodation on offer.

Contact Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Extended Detached Family Home  
Located Close to Shops and Amenities  
Driveway and Garage  
Extended Kitchen/Breakfast Room  
Utility Room & Ground Floor WC

Hall

WC

Lounge 4.47m (14'8") x 3.50m (11'6") max

Kitchen 4.53m (14'10") x 2.27m (7'5")

Utility Area 2.70m (8'10") x 2.18m (7'2")

Dining Room 3.17m (10'5") x 2.35m (7'9")

Conservatory

Landing

Bedroom 1 3.61m (11'10") x 3.47m (11'5")

Bedroom 2 3.61m (11'10") x 3.31m (10'10")

Bedroom 3 2.77m (9'1") x 2.21m (7'3")

Bedroom 4 2.00m (6'7") x 1.88m (6'2")

Bathroom

Garage

### 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 September 2024

### Viewer's Note:

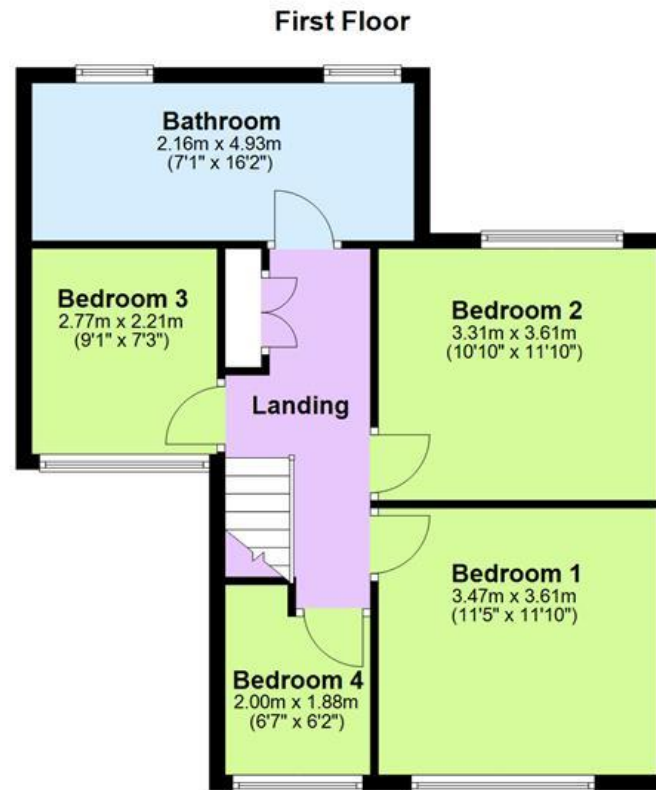
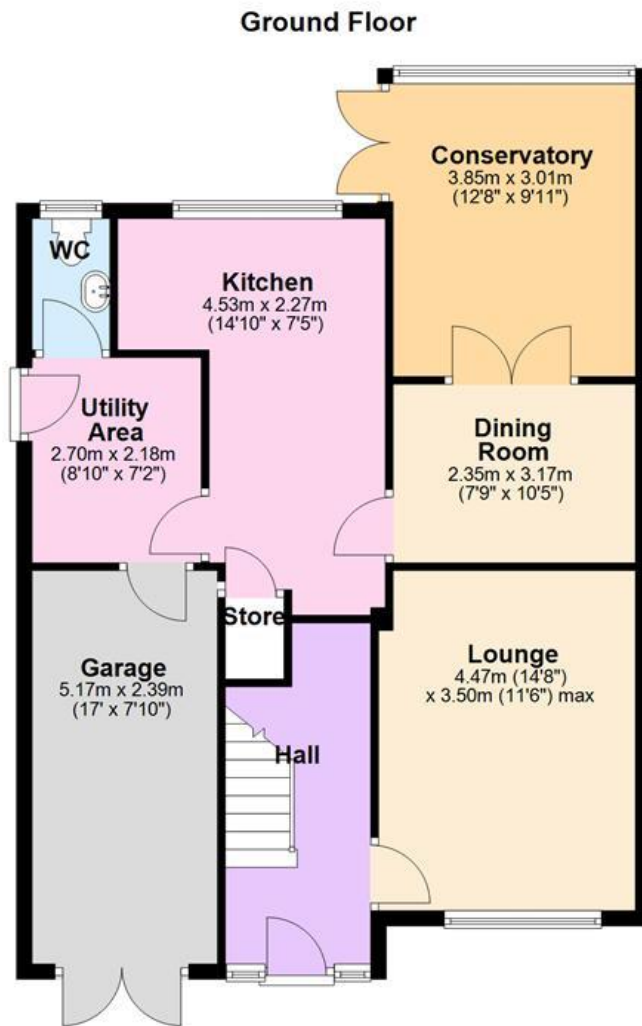
Services connected: Gas, Electric, Water, Drainage

Council tax band: D

Tenure: Freehold

# 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

