



Meadowbank Grange, Great Wyrley, WS6 6PT

Offers in the Region Of £325,000

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BEAUTIFULLY PRESENTED DETACHED FAMILY HOME SET ON A CORNER PLOT IN A HIGHLY REGARDED AREA CLOSE TO A CHOICE OF SCHOOLS FOR ALL AGES

Paul Carr Estate Agents are delighted to bring to market this very well presented three-bedroom detached property in the ever-popular Great Wyrley Village close to Moat Hall Primary and Great Wyrley Academy schools.

An internal inspection reveals a welcoming entrance hall with a guest cloakroom, a versatile dining/reception room, a good-sized home office, a spacious yet cosy living room leading to the large conservatory.

Completing the ground floor is the modern refitted kitchen with ample storage and a breakfast bar. The first floor offers three good sized bedrooms and a family bathroom with the main bedroom having built-in wardrobes and an en-suite shower room.

To the outside is a well manicured, privately enclosed garden with side gated access from the front driveway providing off road parking.

It is also worth noting that the property falls in close proximity to highly regarded local schools, shops in the village and easily accessible transport links via the M6 and M6 Toll motorways.

Call Paul Carr to arrange an appointment to view!





Property Specification

Modern Detached Family Home
Highly Regarded Area
Corner Plot with Driveway Parking
Low Maintenance Rear Garden
Home Office
Three Bedrooms - En-Suite to Main Bedroom

Porch

Hallway

Guest WC

Home Office 4.14m (13'7") x 2.65m (8'8")

Breakfast Kitchen 3.98m (13'1") x 2.63m (8'8") max

Family Room 3.14m (10'4") x 2.63m (8'8") max

Lounge 4.45m (14'7") x 3.38m (11'1")

Conservatory

First Floor Landing

Bedroom 1 3.76m (12'4") x 2.80m (9'2")

En-suite

Bedroom 2 3.63m (11'11") x 2.61m (8'7")

Bedroom 3 2.50m (8'2") x 2.49m (8'2")

Bathroom

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: 2nd October 2024

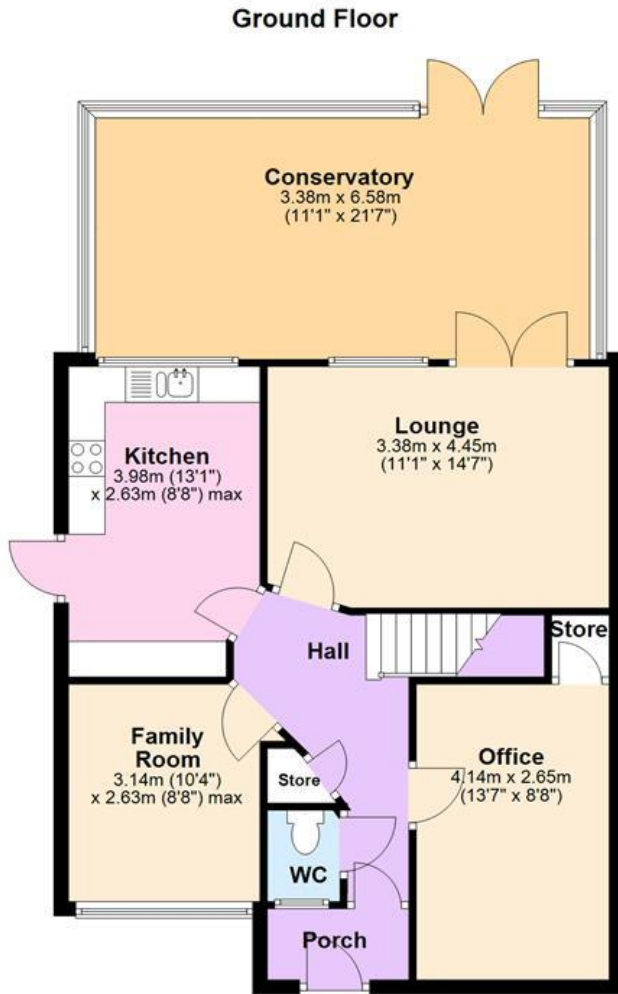
Services connected: Gas, Electric, Water, Drainage

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

