



Ramillies Crescent, Great Wyrley  
Walsall, WS6 6JQ

Offers in the Region Of £160,000



# Great Wyrley

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**\*NO CHAIN\*** Welcome to Ramillies Crescent a superb example of a three bedroom property situated on a popular residential estate in Great Wyrley.

Internally this home features an inviting entrance porch, spacious kitchen diner, large living room, three bedrooms and a family bathroom.

Outside is a well manicured and privately enclosed rear garden. There is a fore garden, separate garage and ample communal parking near to the property.

This would make an excellent first time purchase or investment with local amenities nearby including: local shops, highly regarded schools and also easily accessible transport links providing easy access to Birmingham City Centre.

**CALL NOW TO VIEW!!!**





## Property Specification

NO ONWARD CHAIN  
THREE BEDROOMS  
KITCHEN DINER  
SPACIOUS LIVING ROOM  
PRIVATE REAR GARDEN

**Kitchen Diner 14' 6" x 9' 8" (4.42m x 2.95m)**

**Lounge 16' 2" x 14' 6" (4.92m x 4.43m)**

**Bedroom One 12' 4" x 8' 7" (3.75m x 2.61m)**

**Bedroom Two 10' 11" x 8' 6" (3.32m x 2.60m)**

**Bedroom Three 8' 5" x 5' 10" (2.57m x 1.79m)**

**Bathroom 6' 3" x 5' 10" (1.90m x 1.77m)**

### 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: 13th November 2024

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band:  
Tenure: Freehold  
Restrictions:  
Other Charges:

# Floor Plan

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

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

**Ground Floor**



**First Floor**

