



Julian Close, Great Wyrley  
Walsall, WS6 6NP

Offers in the Region Of £290,000



# Great Wyrley

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Welcome to Julian Close, located in the heart of Great Wyrley nestled away with in a quiet cul-de-sac, offering privacy and peaceful living.

Beginning with the hallway, offering access to the spacious lounge with fitted fire, downstairs guest cloakroom and fitted kitchen with an array of wall and base units. Following on from the kitchen is a spacious dining room and conservatory, flooded with natural light and perfect for the summer months!

Upstairs continues with three good sized bedrooms, the master with fitted wardrobes and a excellent sized shower room with double walk in show, hand wash basin and W/C.

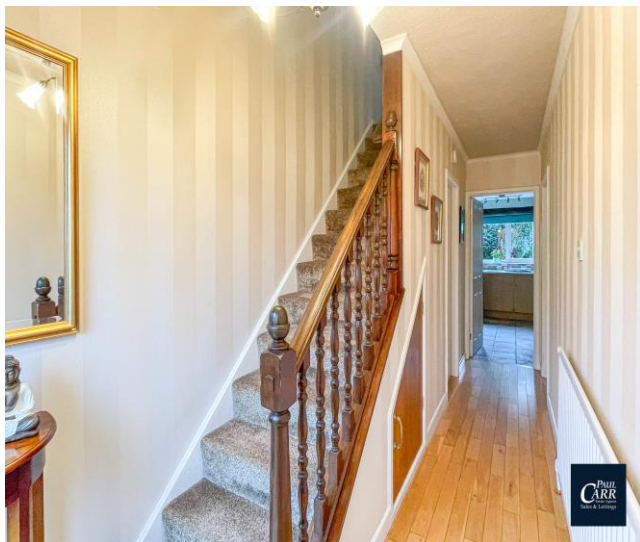
Outside continues with a low maintenance rear garden with a selection of mature trees, plants and flowers.

To the front is a driveway and lawn area. The property also benefits from a detached garage en-block opposite the property.

Do not miss out on the chance to view this lovely, detached family home! Call Paul Carr, Great Wyrley Today!







## Property Specification

Three Bedroom Detached Family Home  
Driveway Parking and Garage En-bloc  
Large Living area with Lounge, Dining Room and  
Conservatory  
Spacious Upstairs Shower Room  
Low Maintenance Rear Garden

Lounge 4.77m (15'8") x 3.43m (11'3")

Kitchen 3.87m (12'8") x 2.52m (8'3")

Dining Room 3.99m (13'1") x 2.25m (7'5")

Bedroom 1 4.35m (14'3") x 3.06m (10') plus 0.44m  
(1'5") x 0.44m (1'5")

Bedroom 2 4.16m (13'8") x 3.33m (10'11")

Bedroom 3 2.99m (9'10") x 2.44m (8')

### Agent's Note:

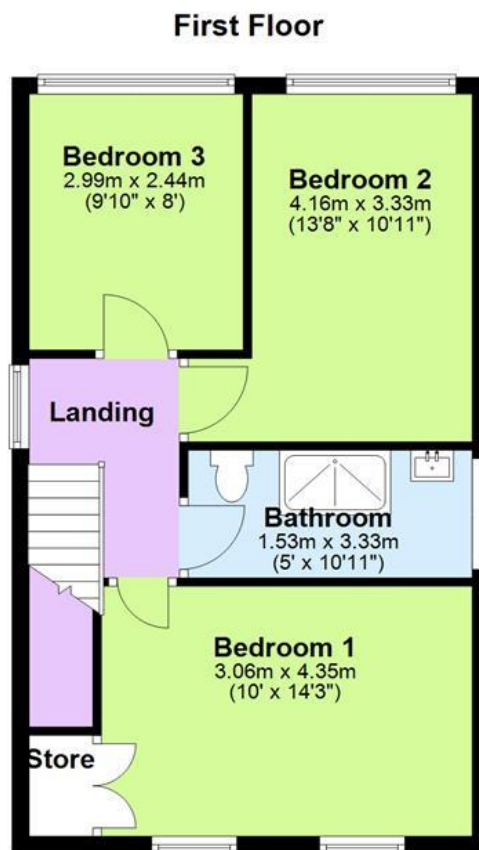
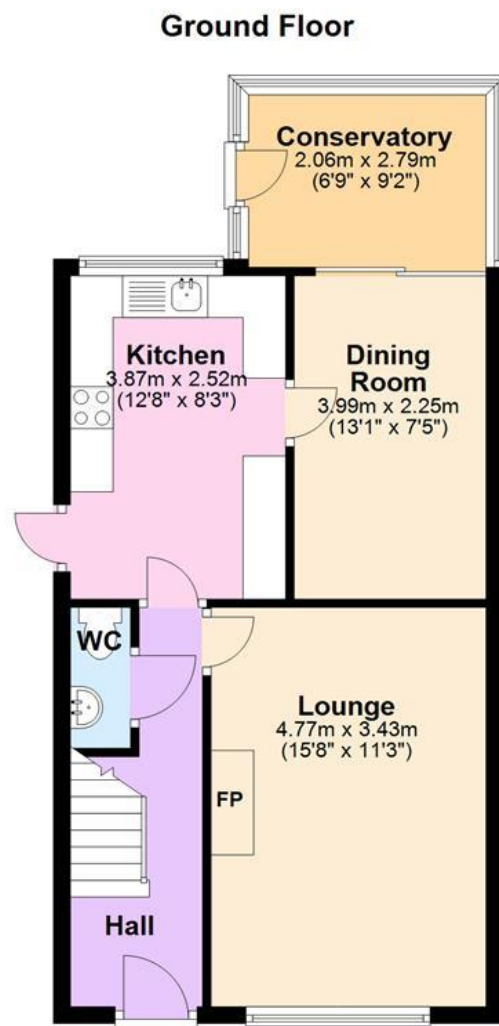
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th November 2024

### Viewer's Note:

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

# 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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

