



Meadow Grove, Great Wyrley, WS6 6DH

Offers in the Region Of £315,000

## EXTENDED AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME WITH NO ONWARD CHAIN

Situated in the ever-popular Great Wyrley Village and close to highly regarded schools, local shops and excellent transport links such as the M6 Toll and Landywood Train Station lies this deceptively spacious and extended five-bedroom detached family home offered for sale with no upward chain.

An internal inspection reveals a welcoming entrance hall with a guest cloakroom/WC, spacious lounge-dining area, fitted kitchen with space for appliances and an integral garage perfect for storage or an opportunity to create a home office/further living space.

Stairs lead to the first floor where the property boasts five bedrooms and a shower room/wet room.

To the outside is a block paved driveway to the front and to the rear is a privately enclosed rear garden.

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



**Entrance Hallway**

**Guest WC**

**Lounge**

**5.79m (19') x 3.02m (9'11")**

**Dining Area**

**2.95m (9'8") x 2.72m (8'11")**

**Kitchen**

**2.95m (9'8") x 2.64m (8'8")**

**Landing**

**Bedroom 1**

**4.98m (16'4") x 2.81m (9'2")**

**Bedroom 2**

**3.07m (10'1") x 2.64m (8'8")**

**Bedroom 3**

**3.02m (9'11") x 2.37m (7'9")**

**Bedroom 4**

**2.97m (9'9") x 2.00m (6'7")**

**Bedroom 5**

**3.02m (9'11") x 2.06m (6'9")**

**Shower Room/Wet Room**

**Garage**





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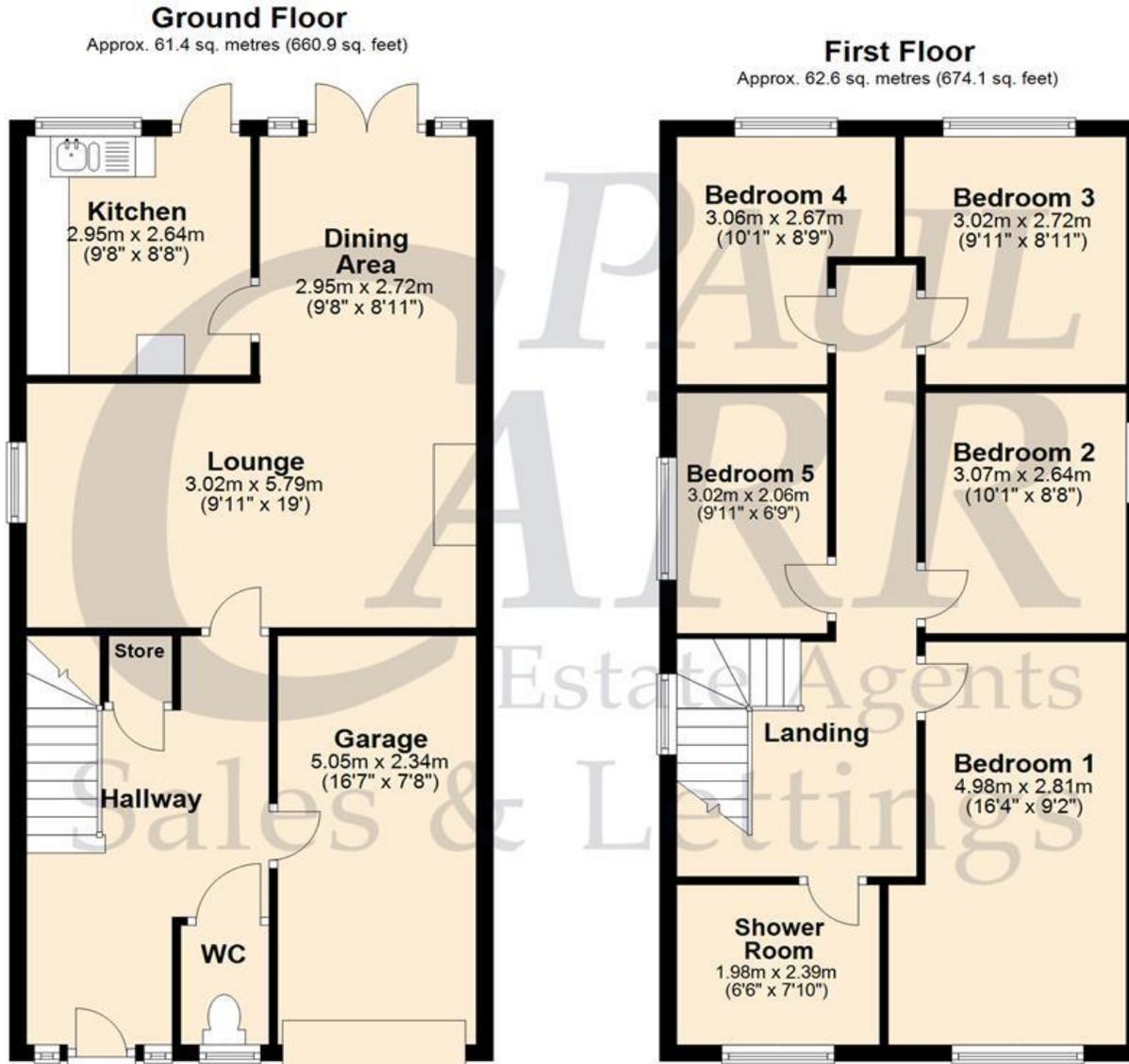
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# Floor Plan

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

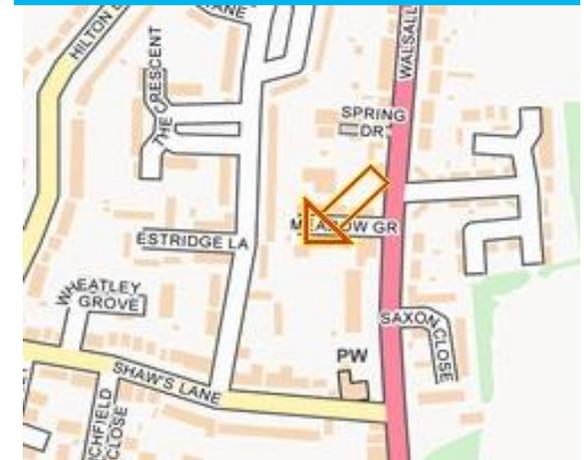


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location







### **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: 18th December 2024