



Brook Lane, Great Wyrley, WS6 6BL

Offers in the Region Of £225,000

**Welcome to Brook Lane, a meticulously presented family home offering spacious living accommodation and three generous bedrooms.**

**Beautifully finished throughout, the standout feature is the impressive, refitted breakfast kitchen by Cannock Kitchens, comprising of integrated washing machine, tumble dryer and fridge/freezer, a breakfast bar and ample cupboard space, finished with stylish tiled flooring.**

**The lounge has a separate dining area and a large conservatory with clear roof and tiled flooring overlooks a private rear garden.**

**To the first floor is a generous main bedroom with dual aspect windows, a second double bedroom and a good-sized third bedroom.**

**The stylish contemporary bathroom has a shower over a P-shaped bath.  
To the outside is a lovely rear garden ideal for families.**

**A gate gives access to a walkway for refuse collection.**

**To the front is a block paved driveway.**

**This lovely property would make an ideal first purchase and needs to be viewed to appreciate the quality of finish and space available.**

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



**Entrance Hall**

**Breakfast Kitchen**  
5.98m (19'7") x 2.12m (6'11")

**Dining Area**  
3.29m (10'10") x 2.30m (7'7")

**Living Room**  
4.81m (15'9") x 3.24m (10'8")

**Conservatory**  
5.48m (18') x 3.54m (11'7")

**First Floor Landing**

**Bedroom 1**  
4.98m (16'4") x 3.24m (10'8")

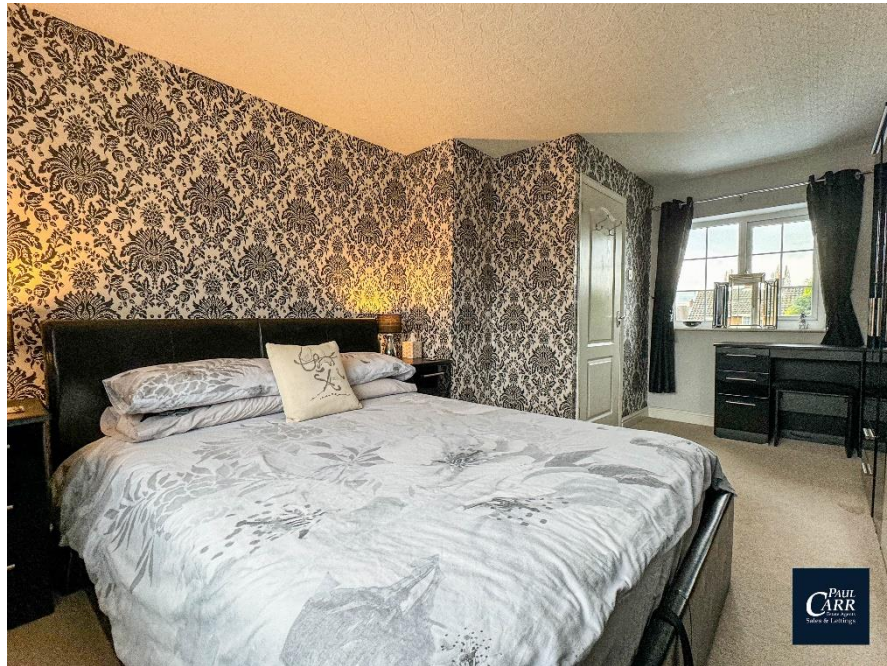
**Bedroom 2**  
3.22m (10'7") x 2.69m (8'10")

**Bedroom 3**  
3.05m (10') x 2.12m (6'11")

**Bathroom**

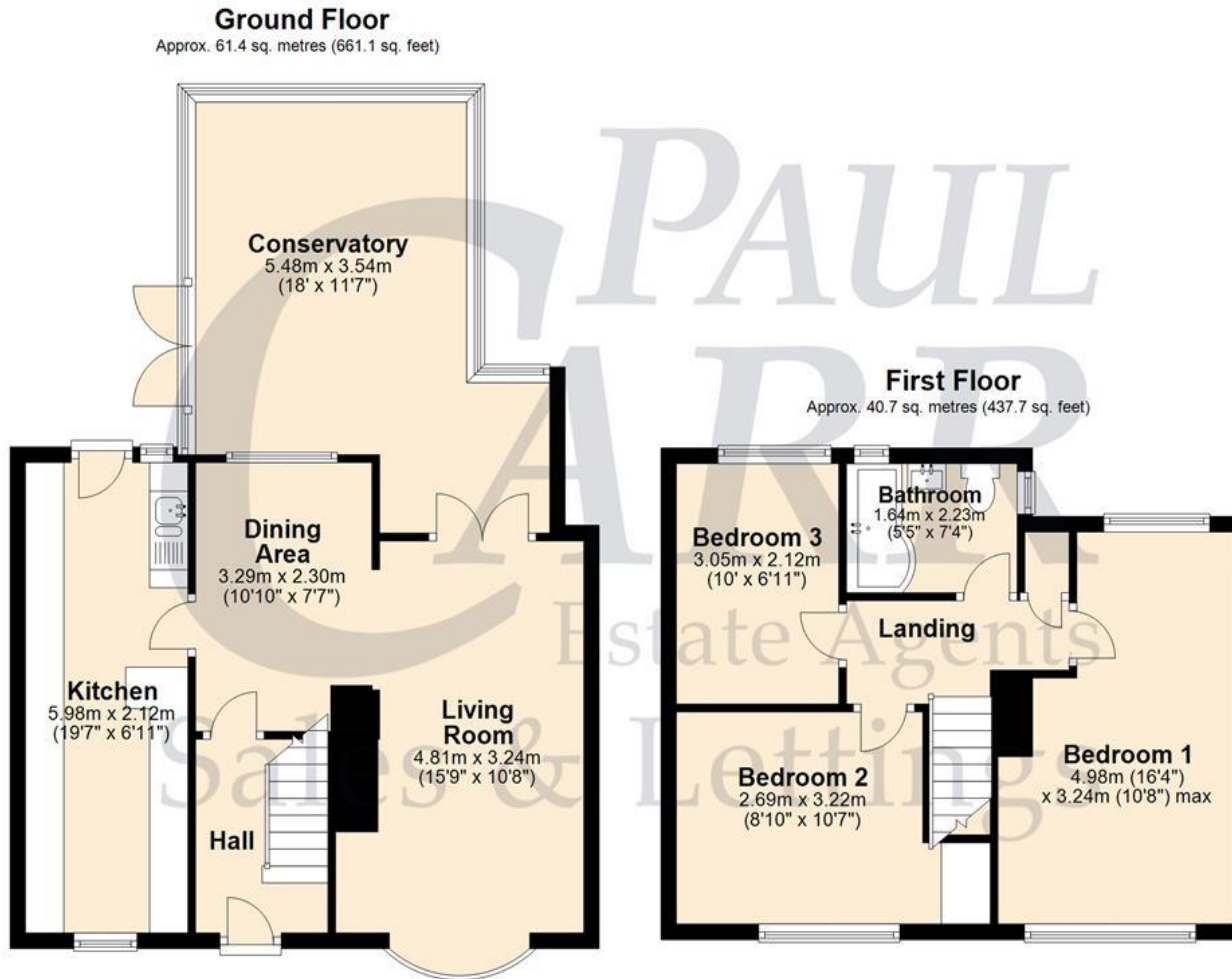
**Rear Garden**





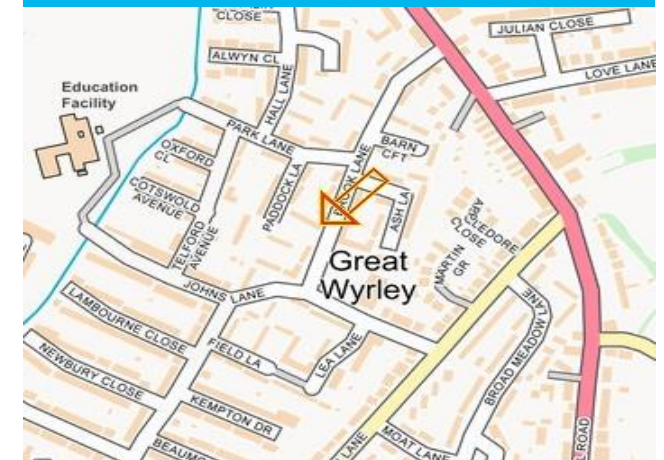
# Floor Plan

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



## Energy Performance Rating

## 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: 15th January 2025