



Gorse Lane, Great Wyrley, WS6 6JA

Offers in the Region Of £299,950



# Great Wyrley

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Welcome to Gorsey Lane and this superb extended bungalow located in the village of Great Wyrley close local shops, Landywood Train Station and excellent transport links close-by.

Set behind a driveway for multiple vehicles the property is accessed via a front porch and entrance hallway leading to a lovely front living room with bay window and feature fireplace.

The second reception room is ideal as a comfortable snug/sitting room and has a log burner.

There is a generous breakfast kitchen with ample storage units and space for a dining table.

The main bedroom has fitted wardrobes and the second bedroom has been extended, also having fitted wardrobes.

The bathroom has been extended and has a vanity sink unit and a walk-in shower.

To the outside is a low maintenance rear garden with a patio area ideal for outside dining and entertaining. A side gate leads to the front driveway.

This superb, detached bungalow needs to be viewed to appreciate the space available, call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Well Presented Detached Bungalow  
Extended Breakfast Kitchen  
Two Double Bedrooms  
Extended Bathroom  
Snug with a Log Burner

Porch

Entrance Hall

Living Room  
3.67m (12') x 3.41m (11'2")

Sitting Room  
3.35m (11') x 2.91m (9'7")

Breakfast Kitchen  
4.56m (15') x 2.82m (9'3")

Bedroom 1  
3.57m (11'8") x 3.06m (10')

Bedroom 2  
4.67m (15'4") x 2.60m (8'6")

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: 27<sup>th</sup> January 2025

### Viewer's Note:

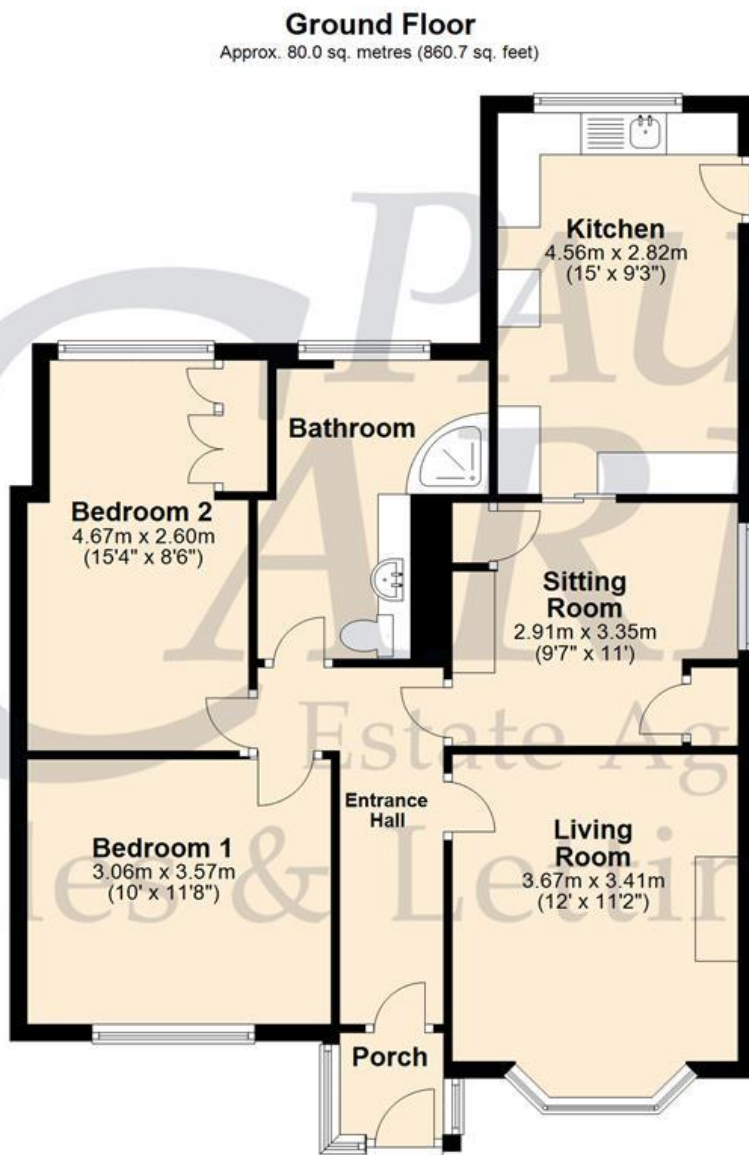
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

# 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.**

## Map Location

