



Brooklands Avenue, Great Wyrley
Walsall, WS6 6LF

Offers in the Region Of £230,000

Great Wyrley

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Situated in the corner of this highly regarded cul-de-sac in Great Wyrley village is this extended and deceptively spacious family home offering a fantastic top floor master bedroom with en-suite shower room. There are two further generous bedrooms and a family bathroom to the first floor.

The ground floor layout comprises of an entrance hall, delightful front living room and a breakfast kitchen leading into a conservatory.

To the outside is an enclosed rear garden with artificial grass and a side gate leading to the front driveway and lawned garden.

This ideal first time buyer's property is available to view via Paul Carr Great Wyrley, call to arrange an appointment!





Property Specification

Spacious Family Home with Loft Conversion
Three Generous Bedrooms
Loft Master Bedroom with En-Suite
Ideal First Purchase
Highly Regarded Cul-de-Sac Location

Hallway

Living Room 4.15m (13'7") x 3.47m (11'5")

Kitchen 3.03m (9'11") x 2.14m (7')

Conservatory 3.82m (12'6") x 1.94m (6'4")

Landing

Bedroom 2 3.45m (11'4") x 2.35m (7'9")

Bedroom 3 2.45m (8') x 2.28m (7'6")

Bathroom 1.86m (6'1") x 1.67m (5'6")

Bedroom 1 4.69m (15'5") x 2.92m (9'7")

En-suite 1.66m (5'5") x 1.27m (4'2")

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: 4th February 2025

Viewer's Note:

Services connected:
Council tax band:
Tenure: Freehold years

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

