



Field Lane, Great Wyrley  
Walsall, WS6 6DB

Offers in the Region Of £198,000



# Great Wyrley

Offers in the Region Of £198,000

2  1  1 

Paul Carr Estate Agents are delighted to bring to market this spacious and well maintained two double bedroom property in a sought after of Great Wyrley area within easy reach of local shops and schools for all ages.

An internal inspection reveals a front porch leading into an entrance hall with a versatile and useful laundry room ideal for storage and housing appliances.

An open plan kitchen/diner leads to a good sized living room and a small lean-to overlooking the rear garden. Stairs lead to the first floor where the property boasts two double bedrooms and a bathroom.

Outside is off road parking and to the rear is a privately enclosed garden perfect for any growing family.

It is worth noting that the property falls in close proximity to highly regarded local schools, easily accessible transport links and local shops.







## Property Specification

Spacious Two Double Bedroom House  
Cul-de-Sac Close to Shops and Schools  
Ideal First Purchase  
Driveway Parking  
Kitchen/Diner

Porch

Entrance Hall

Laundry Room 2.20m (7'3") x 2.13m (7')

Kitchen/Diner 4.26m (14') x 2.51m (8'3")

Living Room 4.84m (15'11") x 3.01m (9'11")

Lean-to

Landing

Bedroom 1 4.80m (15'9") x 3.03m (9'11")

Bedroom 2 3.30m (10'10") x 3.24m (10'8")

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: 7th February 2025

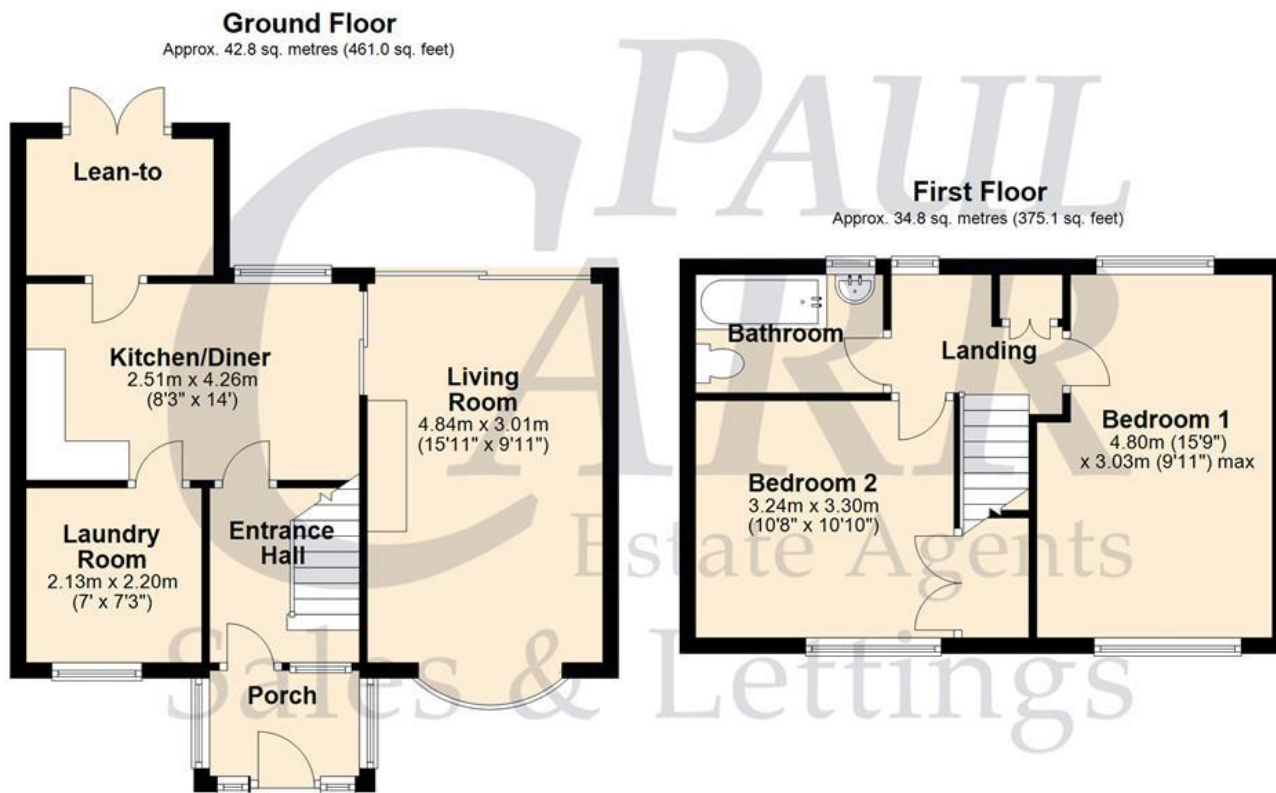
### Viewer's Note:

Services connected:  
Council tax band:  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

