



Hilton Lane, Great Wyrley
Walsall, WS6 6DT

Offers in the Region Of £330,000

Great Wyrley

Offers in the Region Of £330,000



SUBSTANTIALLY EXTENDED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION AND AMPLE OFF ROAD PARKING Paul Carr Estate Agents are delighted to market this impressive, extended family home located in a sought after area of Great Wyrley close to shops, Landywood train station and within easy reach of local primary and secondary schools. Set behind a substantial front driveway and accessed via an entrance hallway with a guest WC, you are welcomed by a generous through lounge with French doors leading to a decked seating area.

The fabulous extended kitchen offers the perfect entertaining space with an island, space for a dining table or sofa and space for all appliances.

To the first floor are four bedrooms and a stylish bathroom with an oversized bath and separate shower. The landscaped rear garden is fully enclosed and ideal for families. A patio area and a decked area are perfect for outside dining and entertaining.

To the side of the property is space for storage and a gate leading from the driveway. This superb property has been beautifully finished and needs to be viewed to appreciate the space on offer. Call Paul Carr Great Wyrley to arrange an appointment to view!





Property Specification

Substantially Extended Family Home
Large Driveway & Garage
Superb Extended Kitchen/Diner with Island
Four Bedrooms
Ground Floor WC

Entrance Hall

WC

Living Room 8.05m (26'5") x 2.79m (9'2")

Kitchen/Diner 5.09m (16'8") x 5.00m (16'5")

Landing

Bedroom 1 4.34m (14'3") x 3.00m (9'10")

Bedroom 2 4.71m (15'5") x 3.25m (10'8")

Bedroom 3 4.19m (13'9") x 2.72m (8'11")

Bedroom 4 3.63m (11'11") x 1.77m (5'10")

Bathroom

Garage

Agent's Note:

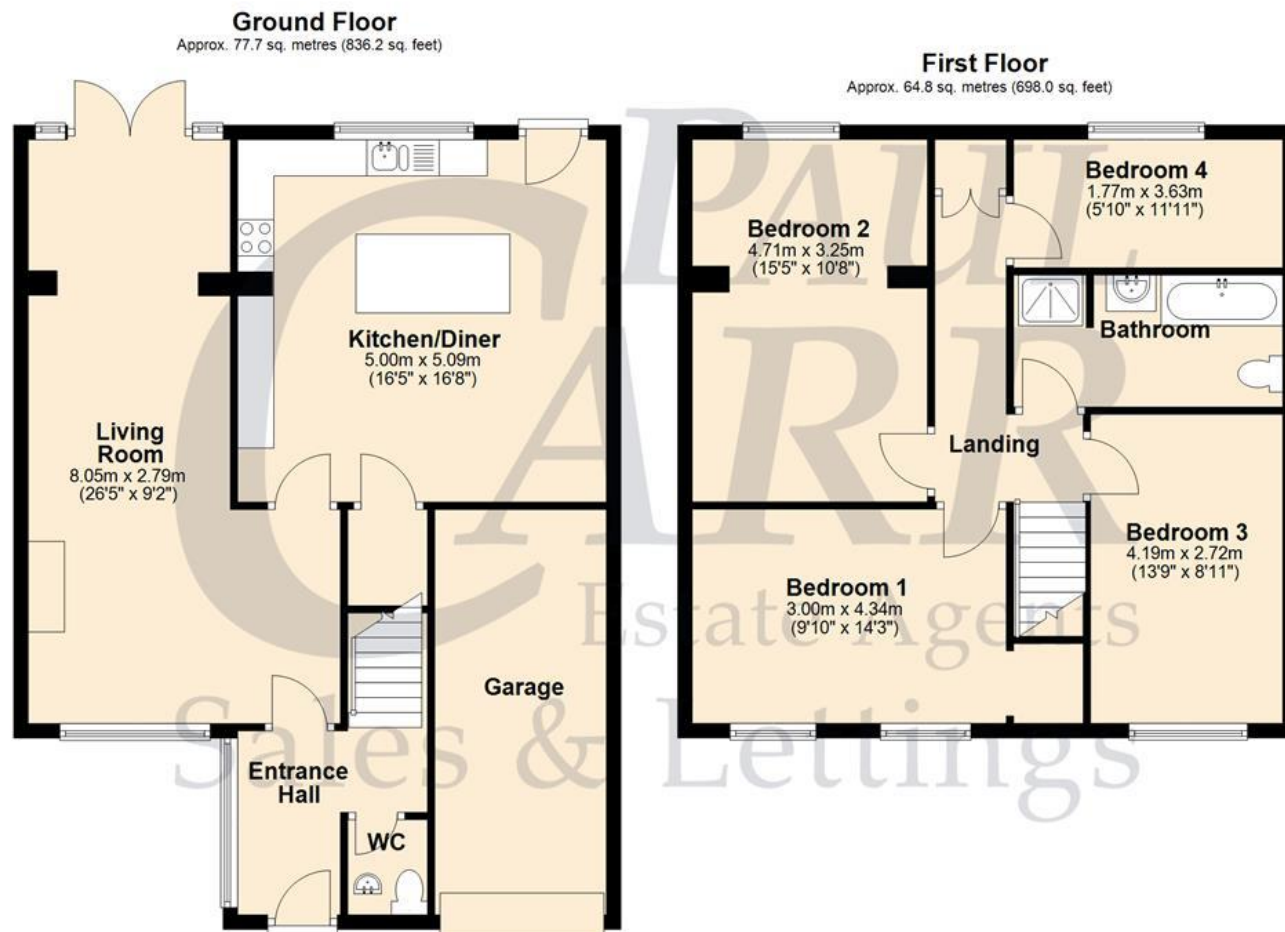
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st February 2025

Viewer's Note:

Services connected:
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location