



Penny Court, Great Wyrley,  
WS6 6HH

Offers in the Region Of £125,000

# Great Wyrley

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## GROUND FLOOR TWO BEDROOM FLAT IN LOVELY CONDITION WITH AN EXTENDED LEASE

Paul Carr Estate Agents are delighted to market this spacious ground floor flat located in a popular area of Great Wyrley.

Presented to a good standard, the property is accessed via a secure communal entrance and is located on the ground floor.

An entrance hallway leads to a separate kitchen with space for appliances, two good sized bedrooms and a modern bathroom.

The generous living room has ample space for both seating and dining and a large picture window allows floods of light in.

The property has communal gardens and ample communal parking.

We have been advised there are 143 years remaining on the lease, the service charge is approx £911 per year and the ground rent is £45 per year.

This is subject to solicitors confirmation.

Call Paul Carr Great Wyrley for further information and to arrange an appointment to view.



# Property Specification



## 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: 1st July 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Well Presented Ground Floor Flat  
Two Double Bedrooms  
Good Sized Living/Dining Room  
Separate Kitchen  
Ample Communal Parking

## Hall

**Kitchen**  
2.35m (7'9") x 2.08m (6'10")

**Lounge/Diner**  
5.17m (17') x 3.65m (12')

**Bedroom 1**  
4.03m (13'2") x 2.87m (9'5")

**Bedroom 2**  
2.78m (9'1") x 2.74m (9')

## Bathroom

## Viewer's Note:

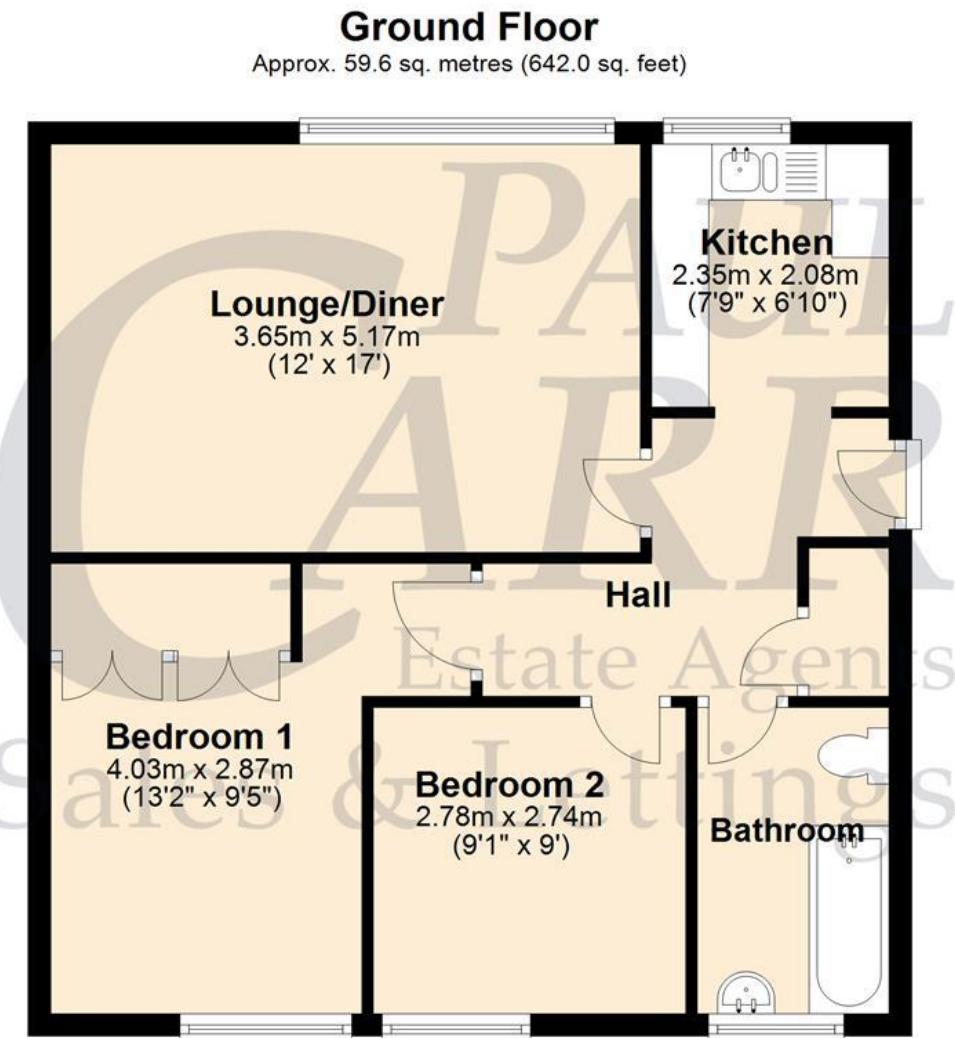
Services connected: Water, Drainage, Gas, Electric

Council tax band: A

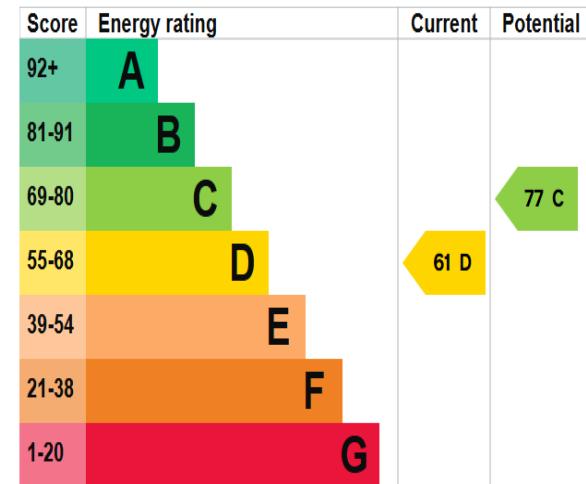
Tenure: Leasehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

