



Leander Close, Great Wyrley  
Walsall, WS6 6JH

**£165,000**



# Great Wyrley

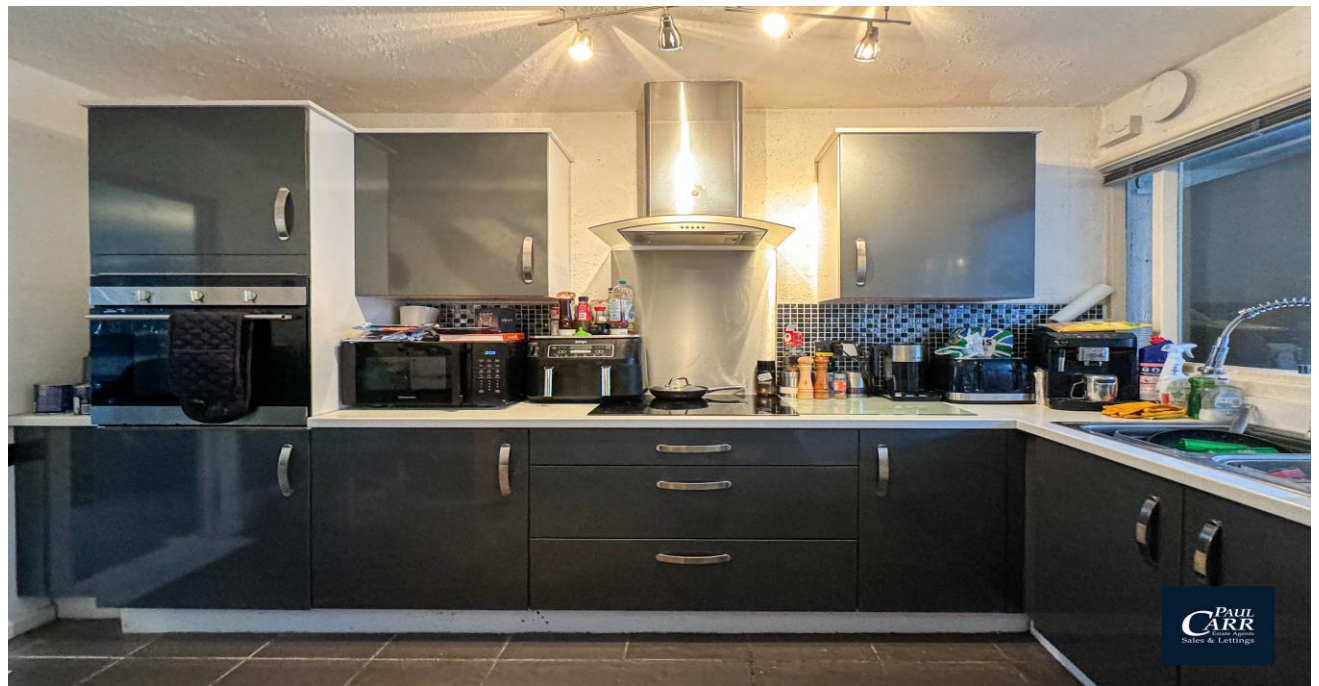
£165,000



IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT LOCATED IN A SOUGHT AFTER AREA CLOSE TO LANDYWOOD TRAIN STATION Paul Carr Estate Agents are pleased to market this well presented, ideal first time buyers property located in the popular Caddick Farm area of Great Wyrley, close to a number of amenities including Landywood Train Station and local shops.

Internally the property comprises of an entrance porch, front living room, fitted kitchen to the rear with a laundry room/home office overlooking the rear garden. Stairs lead to the first floor where there are two double bedrooms and a modern bathroom.

In addition the property has front and rear gardens, parking available on the road to the and a single garage in the block. The property is offered with NO ONWARD CHAIN, call Paul Carr Great Wyrley to arrange an appointment to view!







### 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 March 2025

## Property Specification

NO ONWARD CHAIN  
 Ideal First Purchase  
 Block Paved Frontage  
 Garage en Block  
 Two Double Bedrooms

Porch 1.21m (4') x 0.99m (3'3")

Lounge 4.71m (15'5") x 3.62m (11'11")

Kitchen/Breakfast Room 3.62m (11'11") x 3.43m (11'3")

Landing

Bedroom 1 3.62m (11'11") x 3.13m (10'3")

Bedroom 2 2.67m (8'9") x 2.10m (6'11")

Bathroom 2.08m (6'10") x 1.76m (5'9")

Laundry Room

### Viewer's Note:

Services connected:  
 Council tax band: A  
 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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location