



Shaws Lane, Great Wyrley  
Walsall, WS6 6EQ

Offers in Excess of £350,000



# Great Wyrley

Offers in Excess of £350,000



IMPECCABLY REFURBISHED DETACHED BUNGALOW SET ON A GOOD SIZED CORNER PLOT FINISHED TO THE HIGHEST OF STANDARDS This impressive detached bungalow has been meticulously renovated to a high specification and is conveniently located in a desirable area of Great Wyrley within easy reach of local amenities, shops and excellent transport links with bus routes to local towns and Landywood Train Station providing links to Birmingham and Lichfield. With paved off road parking to the front.

This beautifully re-designed property comprises of a spacious entrance hall with doors to the two double bedrooms and beautifully finished luxury bathroom with double walk-in shower.

The standout feature of this impressive property is the stunning open-plan kitchen/dining area with ample storage units, integrated appliances and lovely herringbone floor. Double doors open to the living room and French doors allow plenty of light through and when opened are perfect for entertaining, al-fresco dining and offer lovely views of the rear garden.

To the outside is a block paved driveway offering parking for several vehicles and a private rear garden enclosed with new fencing and newly laid turf. A block paved patio and timber borders create a lovely setting for entertaining and outside dining. The property is sold with NO ONWARD CHAIN. Call Paul Carr Great Wyrley for further information and to arrange an appointment to view!







## Property Specification

Impeccable Refurbished Detached Bungalow  
Beautifully Finished Throughout  
Generous Landscaped Rear Garden  
Impressive Fitted Kitchen with Herringbone Flooring  
Two Double Bedrooms

Entrance Hall

Bathroom

Conservatory

Bedroom 1 3.68m (12'1") x 3.33m (10'11")

Bedroom 2 6.44m (21'1") x 2.85m (9'4")

Lounge 3.64m (11'11") x 3.04m (10') max

Kitchen 3.90m (12'10") x 3.16m (10'4")

Dining Area 3.16m (10'4") x 2.63m (8'8")

### Agent's Note:

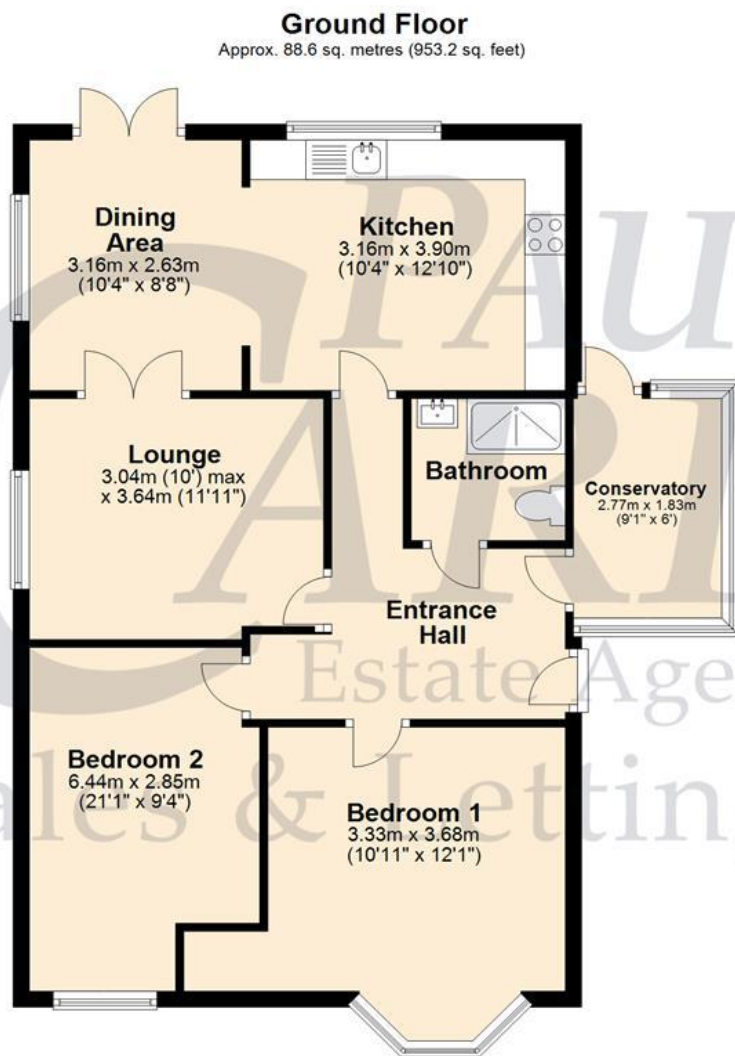
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 11th March 2025

### Viewer's Note:

Services connected:  
Council tax band: B  
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		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## Map Location