



Walsall Road, Great Wyrley  
Walsall, WS6 6AG

**Offers Over £275,000**



# Great Wyrley

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IMPECCABLY REFURBISHED AND EXTENDED PERIOD STYLE SEMI-DETACHED HOUSE FINISHED TO THE HIGHEST OF STANDARDS WITH STUNNING VIEWS OVER OPEN FIELDS. Welcome to this impressive, extended family home offering spacious living accommodation presented to the finest of standards.

A front porch opens into a generous open plan living room with a log burning fire and French doors to the courtyard patio area. An inner hallway opens out to an impressive refitted kitchen with ample units, integrated appliances and Quartz worktops. A utility area has a further door to the garden and a door to the rear annex offering versatile living area comprising of a sitting room/home office and a ground floor bedroom with an en-suite shower room.

The first floor landing has a stylish glass balustrade and leads to the main double bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes and a luxuriously finished family bathroom with feature slate-effect wall, tiled flooring and an oversized bath finished to the finest hotel standards!

To the outside is a beautifully landscaped rear garden with ample space for entertaining and outside dining and a generous lawn area ideal for children to play and the standout feature is the unspoilt views to the rear over open fields. To the front is a paved driveway and side garage.

This period style property has been thoughtfully extended to suit modern living and needs to be viewed internally to appreciate the standard of finish and space available!







## Property Specification

Extended & Immaculately Presented Family Home  
Beautiful Views Over Open Fields at the Rear  
Garage & Driveway Parking  
Open Plan Living Room with Log Burner  
Stylish Fitted Kitchen with Quartz Worktops

Porch

Inner Hallway

Living Room 6.65m (21'10") x 3.83m (12'7")

moseley92@hotmail.com Kitchen 3.31m (10'10") x 2.21m (7'3")

Utility Area 2.21m (7'3") x 1.50m (4'11")

Sitting Room/Office 3.36m (11') x 2.21m (7'3")

Bedroom 3 3.37m (11'1") x 2.21m (7'3")

En-suite

First Floor Landing

Bedroom 1 3.83m (12'7") x 3.13m (10'3")

Bedroom 2 3.47m (11'5") x 2.92m (9'7")

Bathroom

Garage 17' 10" x 7' 6" (5.44m x 2.29m)

### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

