



Huthill Lane, Great Wyrley, WS6 6PB

Offers in the Region Of £255,000

Great Wyrley

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Welcome to Huthill Lane and this extended semi-detached family home located in a highly regarded area of Great Wyrley within easy reach of local schools for all ages, shops and amenities in the village and excellent transport links with the A5, M6/M54 motorways and the M6 Toll Road all easily accessible.

Offered with NO ONWARD CHAIN this family home comprises of an entrance porch leading into a good-sized front lounge.

A rear sitting room/family room offers views over the rear garden with sliding patio doors flooding the room with light. An extended kitchen has space for a dining table and a separate utility room provides space for appliances and a guest WC.

A door leads into the side garage.

To the first floor are three bedrooms and a beautifully refitted modern shower room.

The rear garden is private and a wonderful space to relax. Designated seating areas create a lovely outside space for dining and entertaining.

To the front is a driveway, garden area and the side garage.

This spacious property offers fantastic potential to create a family home in a desirable area and is offered with the added advantage of having NO ONWARD CHAIN.

Call Paul Carr Great Wyrley to arrange an appointment to view!





Property Specification

Extended & Deceptively Spacious Family Home
Highly Regarded Location
Generous Lounge & Extended Sitting Room
Extended Kitchen/Diner
Utility Room & Guest WC

Porch

Living Room
5.27m (17'3") x 3.42m (11'3")

Sitting Room/Rear Lounge
6.60m (21'8") x 2.96m (9'9")

Kitchen/Diner
6.60m (21'8") max x 2.38m (7'10")

Utility Room
4.68m (15'4") x 2.20m (7'3")
WC

Garage

First Floor Landing

Bedroom 1
3.33m (10'11") x 3.04m (10')

Bedroom 2
3.33m (10'11") x 2.66m (8'9")

Bedroom 3
2.49m (8'2") x 1.84m (6'1")

Refitted Bathroom

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: 18th March 2025

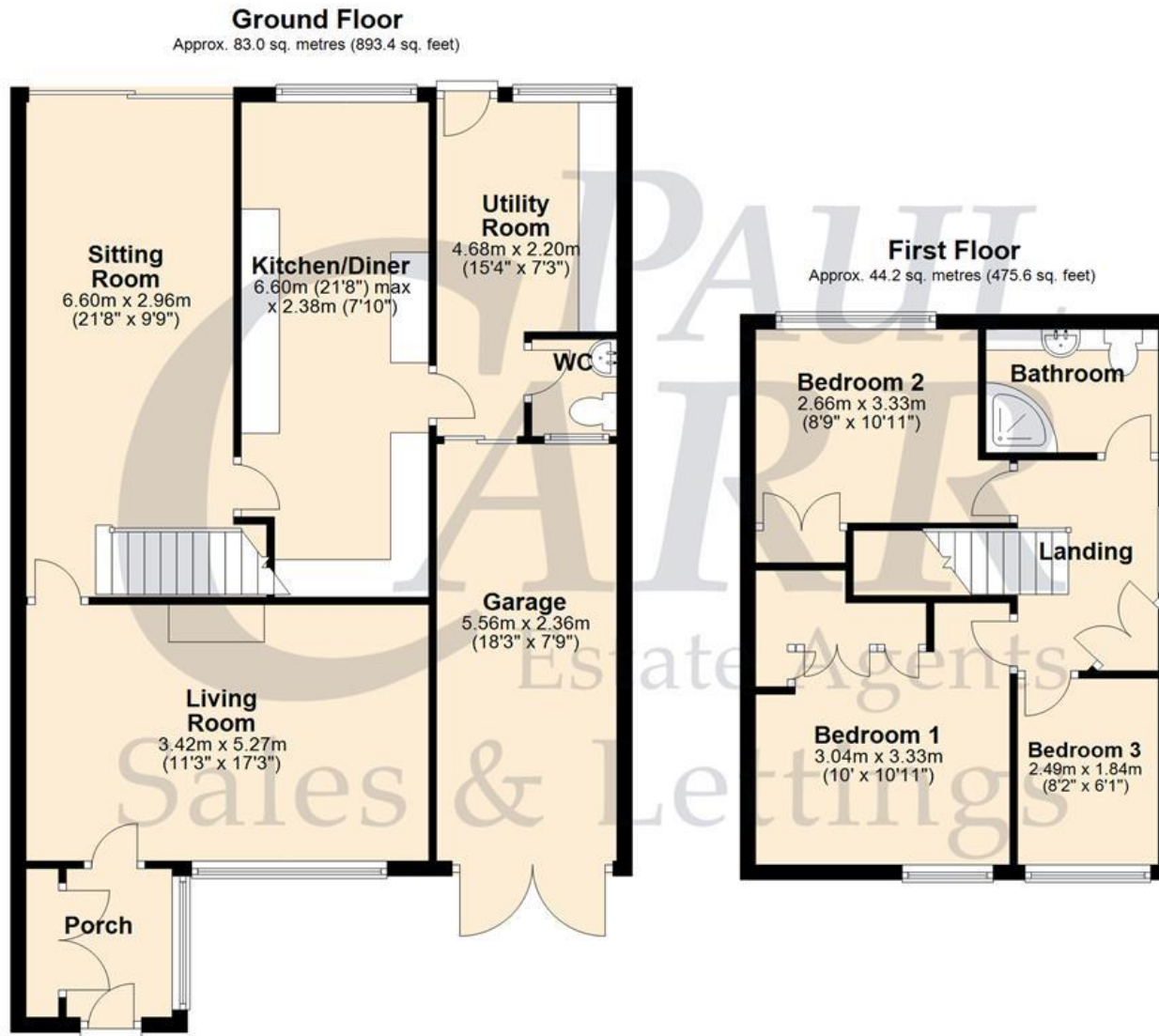
Services connected: Gas, Electric, Drainage, Water

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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

