



The Spindles, Great Wyrley, WS6 6GD

Offers in the Region Of £525,000

Welcome to The Spindles and this impressive, modern detached home offering ample living space and four double bedrooms, two with en-suite bathrooms.

The property is perfect for families and is conveniently located close to a choice of schools for all ages, Landywood train station offering links to Birmingham and excellent road and motorway links close by.

On entering the property you are welcomed by a central hallway with an elegant staircase and the guest cloakroom. The dual aspect living room is light and airy and has a bay window to the front and French doors leading to the rear garden. The dining room also has a bay window and lies just off the large kitchen which has plenty of worktop and storage space and a separate laundry room housing the appliances.

The first floor offers four double bedrooms, two with en-suite bathrooms and the family bathroom. The main bedroom suite has bespoke fitted wardrobes, a dressing area and a fabulous en-suite bathroom.

To the rear is a private, landscaped garden with a paved patio area ideal for outside dining and entertaining. To the front is a crete print driveway providing parking for multiple vehicles and a double detached garage.

This fantastic family home is available with the added advantage of having NO ONWARD CHAIN, call Paul Carr Estate Agents to arrange an appointment to view.





**Entrance Hall**

**WC**

**Living Room**  
6.54m (21'5") x 3.45m (11'4")

**Dining Room**  
3.45m (11'4") x 3.23m (10'7")

**Kitchen**  
6.90m (22'8") max x 4.59m (15'1")

**Laundry Room**  
1.95m (6'5") x 1.72m (5'8")

**Landing**

**Bedroom 1**  
4.59m (15'1") x 3.59m (11'9")

**Dressing Area**  
1.53m (5') x 0.82m (2'8")

**En-suite**

**Bedroom 2**  
3.22m (10'7") x 2.86m (9'4")

**En-suite**

**Bedroom 3**  
3.50m (11'6") x 3.29m (10'9")

**Bedroom 4**  
3.18m (10'5") x 2.93m (9'7")

**Family Bathroom**

**Double Garage**







# Floor Plan

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

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 106.3 sq. metres (1144.1 sq. feet)



**First Floor**  
Approx. 79.3 sq. metres (853.9 sq. feet)











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: 16th April 2025

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