



Bentons Lane, Great Wyrley, WS6 6EE

Offers in the Region Of £330,000

Great Wyrley

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Beautifully Presented Traditional Detached Family Home Featuring an Impressive Bespoke Kitchen with Bi-Fold Doors!

Welcome to Bentons Lane in the heart of Great Wyrley and this fabulous house steeped in history, offering families a great opportunity to purchase a home balancing traditional character and charm whilst being modern and contemporary and conveniently located close to schools for all ages, shops and amenities close-by and excellent transport links with the M6/M54 motorway network a short distance away.

Set behind a generous driveway offering parking for multiple vehicles, the property is accessed via the front porch leading into the main living room, a good-sized space for families to relax.

Solid oak flooring and a log burner create style and comfort. To the rear is a versatile room ideal as a dining area, home office or sitting room and opens to the impressive bespoke kitchen complete with Neff appliances, Corian worktops, an island with Corian waterfall worktop and integrated wine rack. Bi-fold doors open to the rear garden and a roof lantern allows floods of light into the kitchen.

This really is the perfect space to entertain, the hot tub on the patio is available by separate negotiation.

Completing the ground floor layout is the laundry room off the kitchen housing the appliances and a stylish wet room/shower room.

A traditional staircase leads to the first floor where you will find three good sized bedrooms, ideal for families.

The elegant main bedroom has a separate dressing area and the family bathroom has a bath with shower over. In addition, the landing has a loft ladder leading to the converted loft space which has a Velux window and is ideal as a home office, playroom or for storage.

The rear garden is a private and secluded haven ideal for both quiet relaxing or entertaining friends and family. The front offers parking for a variety of vehicles.

This superb property is available to view via Paul Carr Estate Agents, Great Wyrley.

Call to arrange an appointment to view!





Property Specification

Victorian Style Detached Family Home
Mix of Modern Contemporary Design and Traditional
Character Features
Ample Off Road Parking
Beautifully Designed Bespoke Kitchen
Utility Room & Ground Floor Shower Room

Porch

Living Room
8.03m (26'4") x 3.90m (12'10")

Dining Area
8.13m (26'8") x 2.53m (8'4")

Kitchen
4.55m (14'11") x 2.80m (9'2")

Laundry Room
2.08m (6'10") x 1.17m (3'10")

Shower Room

Landing

Bedroom 1
3.71m (12'2") x 3.42m (11'3")

Dressing Area
3.01m (9'11") x 2.00m (6'7")

Bedroom 2
3.63m (11'11") x 3.42m (11'3")

Bedroom 3
3.01m (9'11") x 2.62m (8'7")

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: 19th June 2025

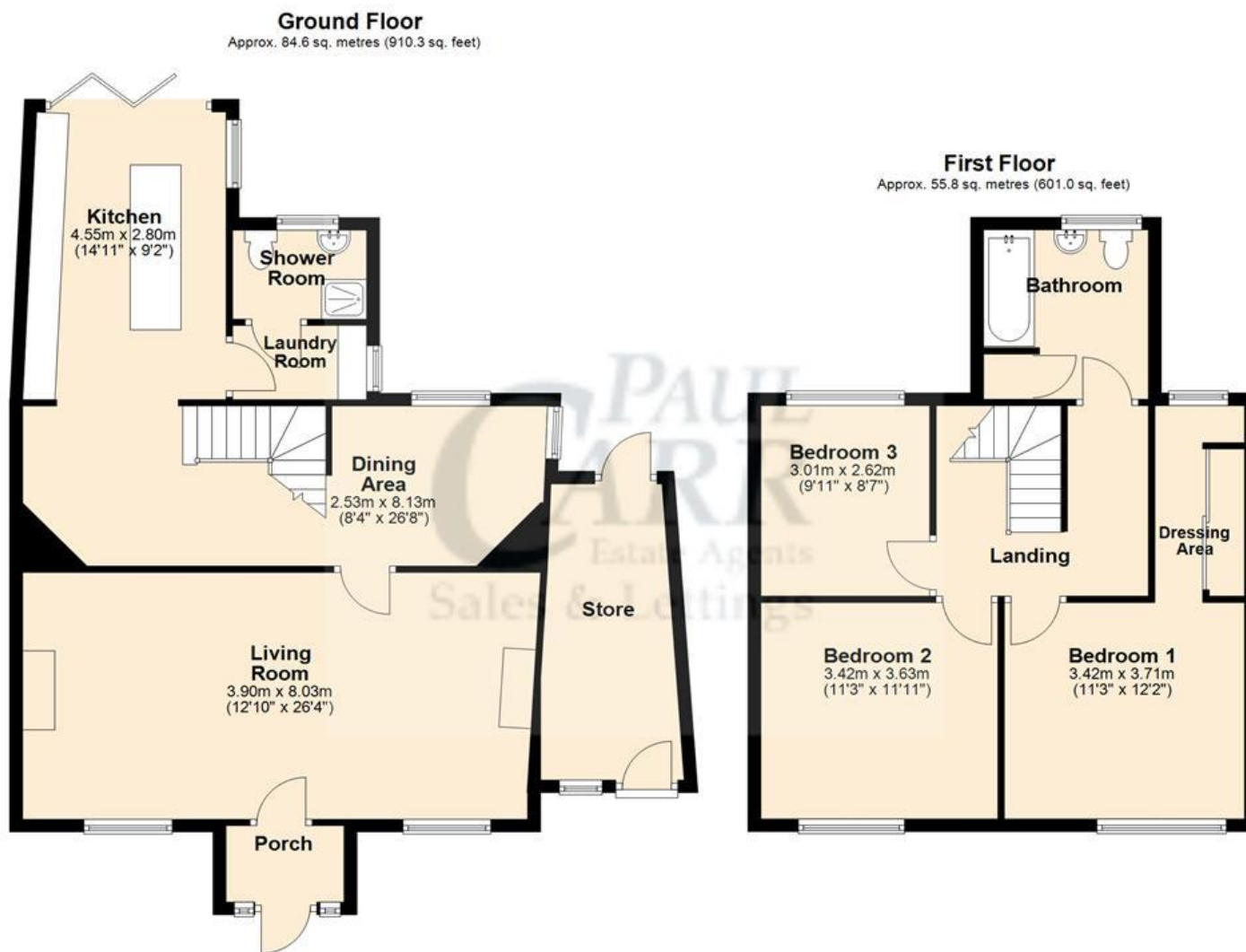
Services connected: Gas, Electric, Water, Drainage

Council tax band:

Tenure:

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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

