



Bentons Lane, Great Wyrley
Walsall, WS6 6EF

Offers in the Region Of £315,000

This fabulous detached family home located in the heart of Great Wyrley close to a host of village amenities offers ample space, character and charm in abundance with the standout feature being a private and mature rear garden perfect for families of all ages and a great space for relaxing and entertaining.

Internally the property has a stylish living room with a log burner, dining area with French doors leading out to the decked patio and a fitted kitchen with breakfast bar.

A further laundry room houses the appliances and a ground floor guest WC completes the layout.

The first floor layout comprises of three good sized bedrooms ideal for families with children of all ages.

The main bedroom has built-in wardrobes and there is a modern family bathroom.

To the front is a large driveway ideal for parking cars and larger vehicles and to the rear is a delightful rear garden with mature trees, plants and a decked area ideal for outside dining and relaxing.

A side door leads to the inner passageway and out to the driveway.

This lovely property needs to be viewed to appreciate the excellent standard of accommodation and space available.

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

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A payable to Birmingham City Council.

Services Connected: Electric, Gas, Water, Drainage

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Hall

Lounge/Dining Room
7.84m (25'9") x 3.30m (10'10")

Kitchen
3.64m (11'11") x 2.10m (6'11")

Laundry Room
4.09m (13'5") x 2.10m (6'11")

WC

Landing

Bedroom 1
3.30m (10'10") x 3.30m (10'10")

Bedroom 2
3.65m (12') max x 3.30m (10'10")

Bedroom 3
3.20m (10'6") x 2.10m (6'11")

Bathroom





Floor Plan

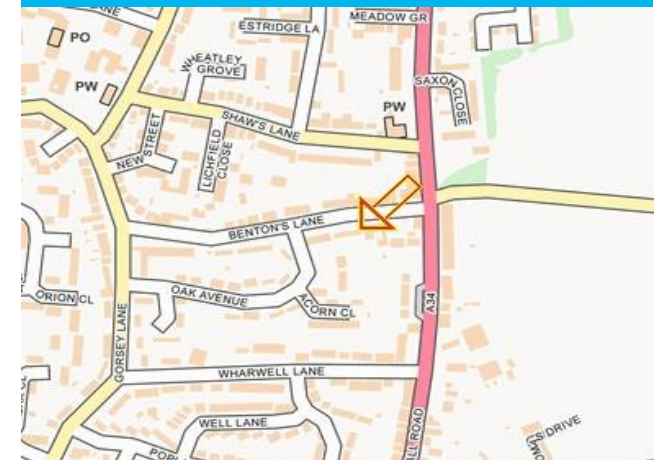
This floor plan is not drawn to scale and is for illustration purposes only

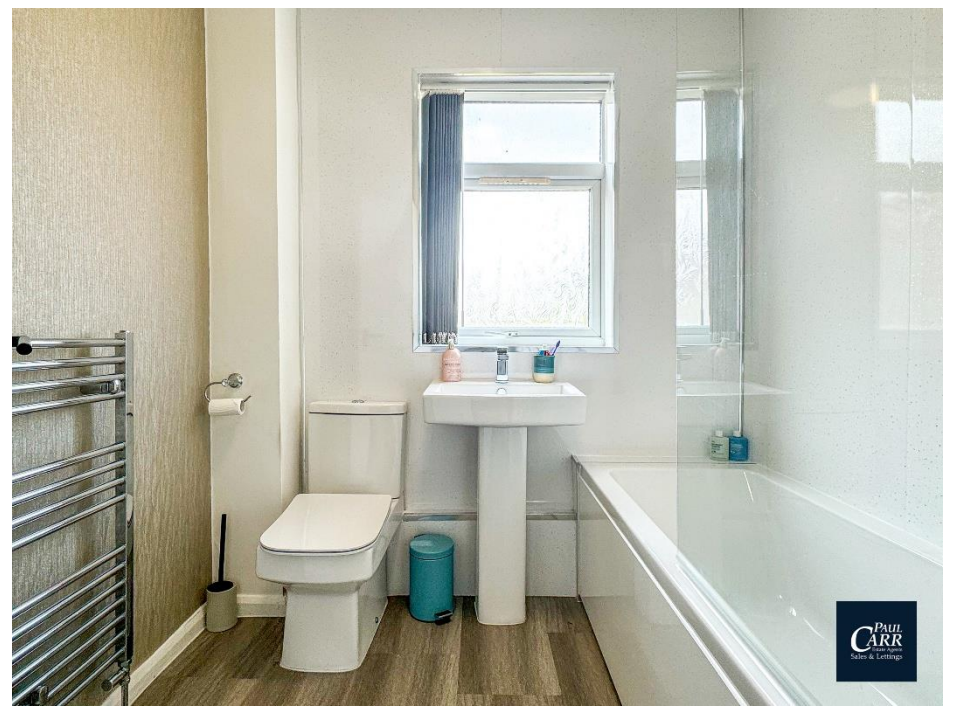


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 20th June 2025