



Manor Avenue, Great Wyrley, WS6 6NS

Offers in the Region Of £269,950

Great Wyrley

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This beautifully maintained and extended family home is located in a highly regarded area of Great Wyrley within easy reach of local amenities in the village including a choice of reputable schools for all ages.

Positioned behind a sweeping driveway this charming property offers extended living space comprising of an entrance porch and hallway leading into the through lounge/dining room. A bay window overlooks the front and patio doors lead out to the rear garden.

The extended kitchen has ample storage space, quality cabinets, space for appliances and a pantry. A side door leads to the car port and out to the detached single garage.

Upstairs are three bedrooms, two good sized double rooms and a single bedroom. An updated bathroom has a bath and separate shower cubicle.

To the outside is a lovingly maintained rear garden with plants and shrubs to borders, a greenhouse and a patio area ideal for relaxing and outside dining.

This lovely family home needs to be viewed to appreciate the space on offer, call Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Traditional, Extended Semi-Detached Family Home
Highly Regarded Location in Great Wyrley
Generous Through-Lounge/Dining Room
Extended Kitchen
Three Bedrooms

Porch

Hall

Lounge/Diner
8.00m (26'3") max x 3.23m (10'7") max

Kitchen
4.82m (15'10") x 2.56m (8'5")

Landing

Bedroom 1
3.56m (11'8") x 3.23m (10'7")

Bedroom 2
3.59m (11'9") x 3.35m (11')

Bedroom 3
2.33m (7'8") x 2.04m (6'8")

Bathroom

Car Port

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

Viewer's Note:

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

**New
Instruction
Awaiting
E.P.C.**

