



Meadow Grove, Great Wyrley
Walsall, WS6 6DH

Offers in the Region Of £285,000

EXTENDED DETACHED FAMILY HOME LOCATED AT THE END OF A CUL-DE-SAC JUST OFF A34 WALSALL ROAD

Situated in the ever popular Great Wyrley Village and close to highly regarded schools, local shops and excellent transport links such as the M6 Toll and Landywood Train Station lies this lovely detached family home, beautifully maintained with a private, low maintenance rear garden.

Internally the layout comprises of a breakfast kitchen with space for appliances, a rear L-shaped lounge-dining area with patio doors opening to the lovingly maintained rear garden.

Stairs lead to the first floor where the property offers three good-sized bedrooms and a bathroom with corner bath and separate shower cubicle.

The main bedroom has ample fitted wardrobes.

To the outside is a block paved driveway to the front and a side gate leads to a privately enclosed rear garden with artificial turf, paved patio area and mature trees and shrubs.

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 C payable to Birmingham City Council.

Services Connected: Water, Drainage, Electricity, Gas

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

or via greatwyrley@paulcarrestateagents.co.uk



Kitchen
4.09m (13'5") x 3.54m (11'7")

Hall

Lounge/Dining Room
5.83m (19'2") x 4.70m (15'5") max

Landing

Bedroom 1
4.30m (14'1") x 2.60m (8'6")

Bedroom 2
3.13m (10'3") max x 3.04m (10')

Bedroom 3
3.04m (10') x 2.61m (8'7")

Bathroom

Garage



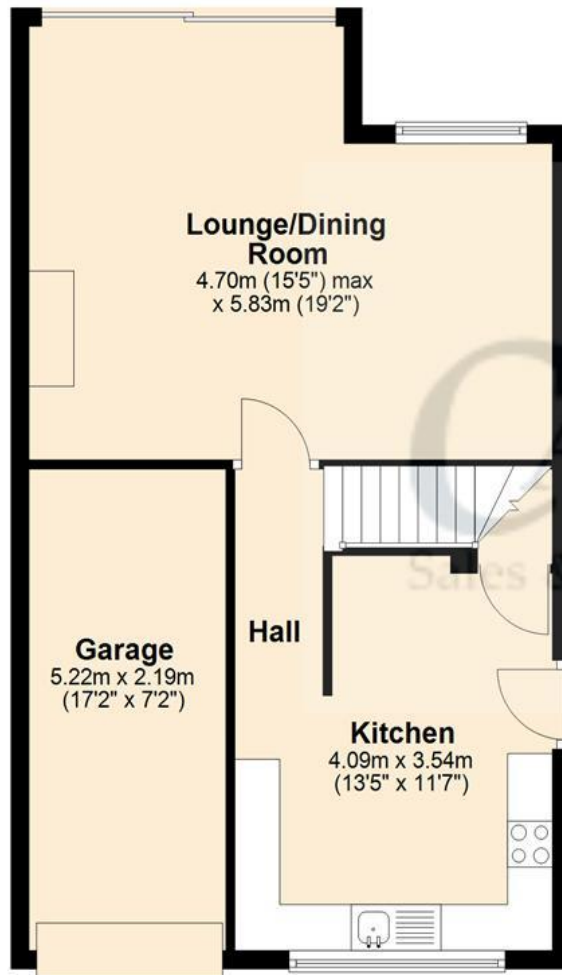


Floor Plan

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

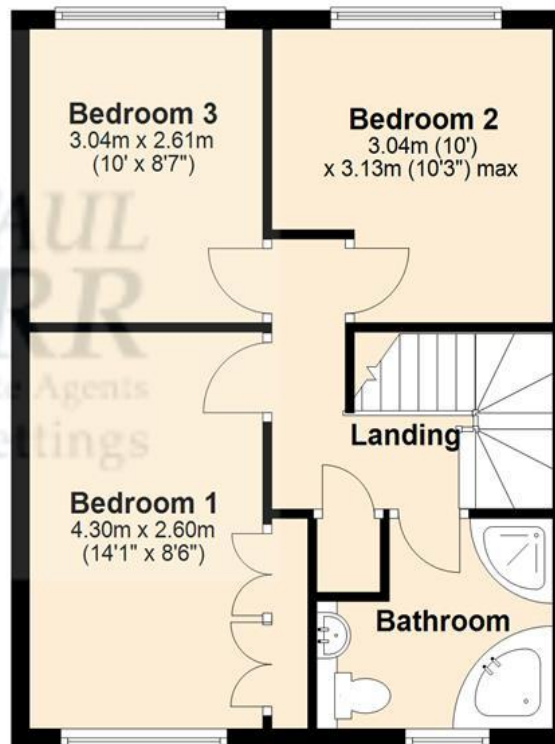
Ground Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		





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: 9th July 2025