



Lilac Lane, Great Wyrley
Walsall, WS6 6HQ

Offers in the Region Of £259,950

Great Wyrley

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Paul Carr Estate Agents are offering an excellent opportunity to purchase this traditional semi-detached property located in a highly regarded area of Great Wyrley close to shops, schools and amenities in the village.

This very well presented home is ideal for first time buyers, great for families and perfect for anyone looking to downsize.

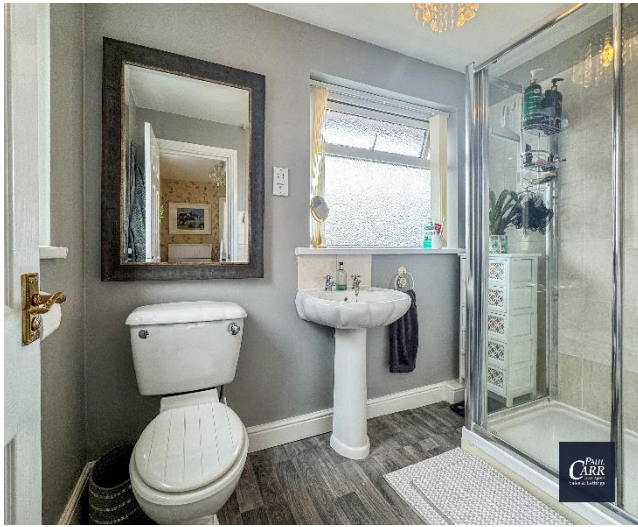
In brief the property comprises of an entrance hallway, stylish through lounge/dining area, brand new fitted, high quality kitchen with integrated appliances and a door to the conservatory overlooking the rear garden.

To the first floor are three bedrooms and a good sized bathroom with a walk-in shower cubicle.

Viewings are by appointment only and early viewing is strongly advised to avoid missing out.

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





Property Specification

Very Well Presented Semi-Detached Property
Off Road Parking
Impressive, Newly Fitted Kitchen
Through Lounge/Dining Area
Three Bedrooms

Hallway

Living Room
7.03m (23'1") x 3.52m (11'7")

Kitchen
2.82m (9'3") x 2.74m (9')

Conservatory

Landing
2.85m (9'4") x 2.59m (8'6")

Bathroom

Bedroom 1
3.35m (11') x 3.35m (11')

Bedroom 2
3.58m (11'9") x 3.35m (11')

Bedroom 3
2.05m (6'9") x 1.93m (6'4")

Cupboard

Agent's Note:

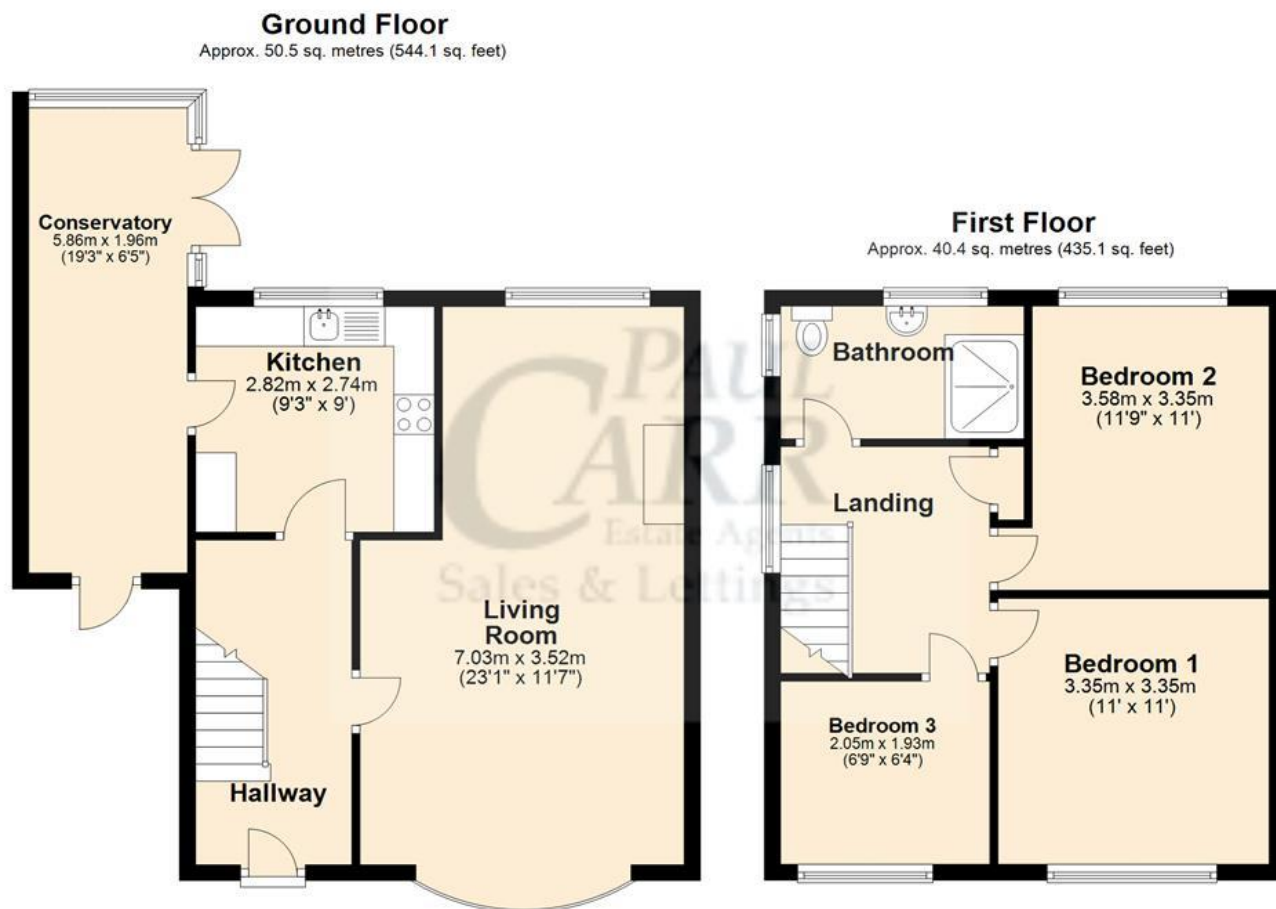
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 1st October 2025

Viewer's Note:

Services connected: Water, Drainage, Electric, Gas
Council tax band: B
Tenure: Freehold

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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

