



Brook Lane, Great Wyrley  
Walsall, WS6 6BQ

Offers in the Region Of £190,000



# Great Wyrley

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This detached bungalow offers fantastic potential for refurbishment and scope for improvement.

Located in a prime village area close to amenities and excellent transport links this superb bungalow comprises of an entrance porch, hallway leading to a living room and kitchen.

An inner hallway leads to the two double bedrooms and a bathroom.

To the rear are two storage outbuildings and a door to the private, walled rear garden.

A side gate leads to the front of the property which has potential to add a driveway for off road parking.

Offered with NO ONWARD CHAIN. Call Paul Carr Great Wyrley to arrange an internal inspection.







## Property Specification

Detached Bungalow Requiring Modernisation  
Two Bedrooms  
Porch  
Private Rear Garden  
Excellent Scope for Improvement

Porch

Entrance Hall

Lounge  
4.60m (15'1") x 3.52m (11'7")

Kitchen  
3.77m (12'4") x 2.52m (8'3")

Hallway

Bedroom  
3.15m (10'4") x 2.11m (6'11")

Bedroom  
3.84m (12'7") x 3.03m (9'11")

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:

### Viewer's Note:

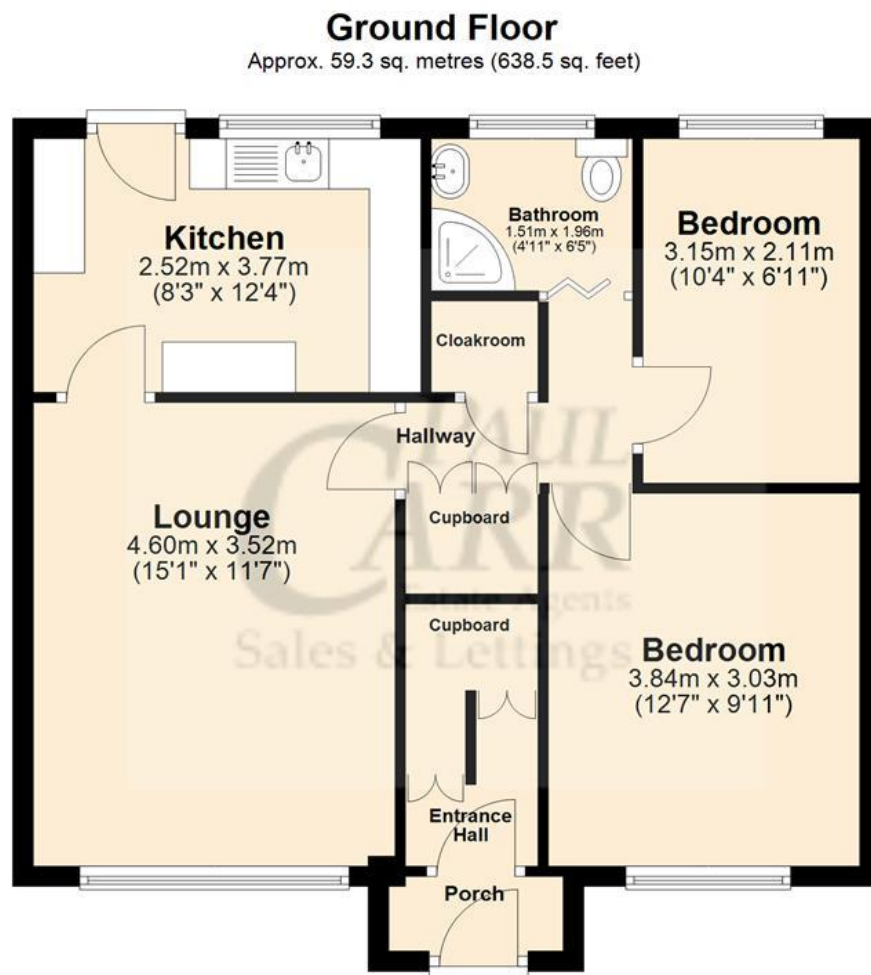
Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

# Floor Plan

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



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

## Energy Efficiency Rating

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

## Map Location

