



Chestnut Drive, Great Wyrley
Walsall, WS6 6LU

Offers in the Region Of £190,000

Great Wyrley

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Paul Carr Estate Agents are delighted to offer this three bedroom property conveniently located close to schools and shops in a popular area of Great Wyrley.

Offered for sale with NO ONWARD CHAIN the property benefits from gas central heating, off road parking and a side garage.

The ground floor comprises of an entrance hallway, open-plan living room/dining area and a separate kitchen.

To the first floor are three bedrooms a shower room.

To the outside is a generous corner garden, a small rear garden, a rear driveway and a single garage.

This property offers an excellent opportunity to create a fabulous home, call Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Great Opportunity to Create a Fabulous Home
 Corner Plot In a Quiet Area of the Village
 Garage to the Rear & Driveway
 Three Bedrooms
 In Need of Modernisation

Hall

Living Room
 7.11m (23'4") x 3.21m (10'6")

Kitchen
 2.81m (9'3") x 2.51m (8'3")

Landing

Bedroom 1
 3.67m (12') x 2.00m (6'7")

Bedroom 2
 3.78m (12'5") x 3.34m (11')

Bedroom 3
 2.61m (8'7") x 2.30m (7'6")

Shower Room

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: C

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		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

