



Quinton Avenue, Great Wyrley  
Walsall, WS6 6LP

Offers in the Region Of £250,000

# Great Wyrley

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Welcome to this lovely family home located on Quinton Avenue in the village of Great Wyrley offering first time buyer's a great opportunity to purchase an updated and very well-presented family home.

An internal inspection reveals a welcoming entrance hall, a spacious family living room leading to a stylish, refitted open-plan kitchen with a useful pantry cupboard. French doors open to the rear garden.

Stairs off the hallway lead to the first floor where the property offers three good sized bedrooms and a family bathroom.

The main bedroom has recently fitted wardrobes.

Outside is a privately enclosed rear garden with a gate accessing the garage area.

A single garage is located in a block accessed via a secure gate off Quinton Avenue.

To the fore is a driveway providing off road parking.

It is worth noting that this property falls in close proximity to highly regarded schools, local shops and excellent transport links such as the M6 Toll Road and Landywood Train Station.

Do not miss out on the opportunity to view this lovely family home, call Paul Carr Great Wyrley to arrange an appointment today!





## Property Specification

Beautifully Presented Family Home  
Garage to the Rear  
Driveway Parking  
Refitted Stylish Kitchen/Diner  
Three Bedrooms

### Entrance Hall

### Living Room

4.89m (16') x 3.95m (12'11") max

### Kitchen/Diner

5.01m (16'5") x 2.62m (8'7")

### First Floor Landing

### Bedroom 1

3.60m (11'8") x 2.71m (6'7")

### Bedroom 2

3.35m (11') x 2.61m (8'7")

### Bedroom 3

2.48m (8'2") max x 2.30m (7'6")

### Bathroom

### Garage

### 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: 13<sup>th</sup> November 2025

### 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

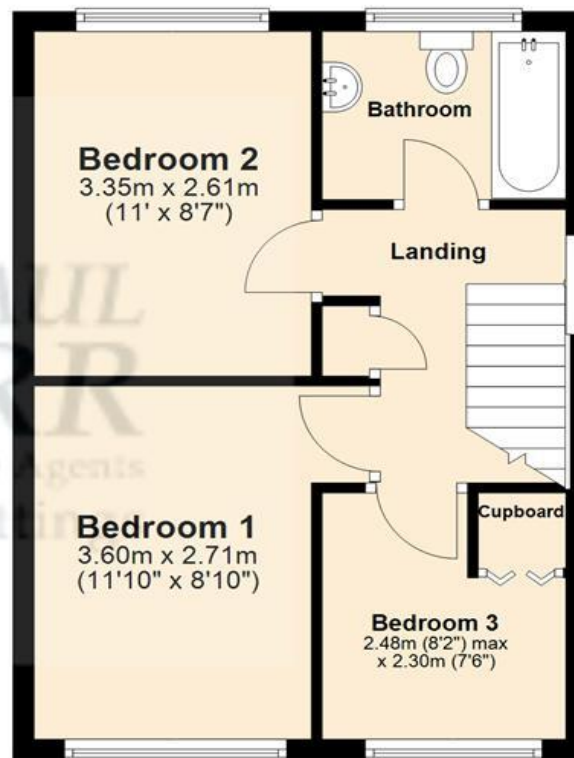
## Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 73.0 sq. metres (786.3 sq. feet)

## Energy Efficiency Rating

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

## Map Location

