



Walsall Road, Great Wyrley  
WS6 6AG

Offers in the Region Of £250,000



# Great Wyrley

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Welcome to this stunning & impeccably refurbished home offering stylish decor and spacious rooms coupled with unspoilt views over open countryside to the rear.

This impressive property comprises of an entrance hall, a through lounge/dining area, a ground floor WC and a superb fitted kitchen with integrated appliances, Quartz worktops and French doors leading out to a recently added pergola with heat lamps providing a relaxing space ideal for entertaining and outside dining.

The first floor has a generous main bedroom with quality panelled walls, a second double bedroom and a large bathroom.

To the outside the property has driveway parking and a side gate leading to a fantastic rear garden ideal for families.

The garden benefits from unspoilt views over open fields at the rear.

This lovely property needs to be viewed internally to appreciate the quality of finish and space available, call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

Impeccably Refurbished Family Home  
Views Over Open Countryside to the Rear  
Impressive Fitted Kitchen with Herringbone Floor  
Stylish Through Lounge/Diner  
Ground Floor WC

### Hall

### Dining Area

4.69m (15'5") x 2.51m (8'3")

### Lounge

3.77m (12'4") x 3.46m (11'4")

### Inner Hallway

### Kitchen

3.33m (10'11") x 2.43m (8')

### WC

### Landing

### Bedroom 1

3.81m (12'6") x 3.09m (10'2")

### Bedroom 2

3.55m (11'8") x 2.85m (9'4")

### 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: 2nd December 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

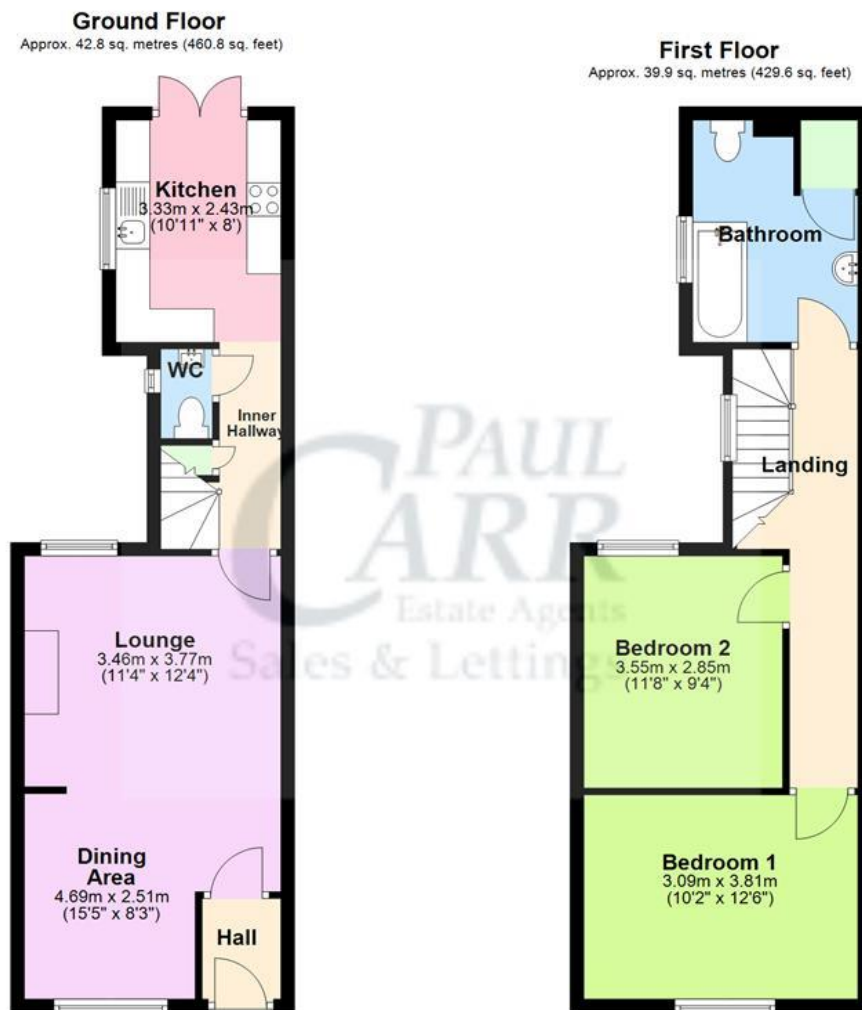
Services connected: Water, Drainage, Gas, Electric

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. 82.7 sq. metres (890.4 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## Map Location

