



Estridge Lane, Great Wyrley,
WS6 6EL

Offers in the Region Of £215,000

Great Wyrley

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Spacious First Time Buyers Property with Ample Parking for Larger Vehicles offered with NO ONWARD CHAIN

This well-presented property is located in a cul-de-sac close to a choice of schools for all ages and amenities close by in the village of Great Wyrley.

The house is perfect for first time buyers and is set behind a driveway providing parking for multiple regular and large vehicles.

The entrance hallway leads to a dining area/office space and through to the main living room with patio doors leading to the rear garden.

The modern galley kitchen has a breakfast bar and space for appliances.

A door leads to a lean-to with a laundry cupboard housing appliance.

Upstairs the property has two good sized bedrooms and a refitted shower room.

To the outside is a generous rear garden ideal for families.

This lovely property offers ample space both inside and out, call Paul Carr Great Wyrley to arrange an appointment to view!





Property Specification

Well Presented End of Terrace Property
Parking for Multiple Vehicles Including
Caravans/Motorhomes
Ideal First Purchase
Two Double Bedrooms
Modern Kitchen & Refitted Bathroom

Hall

Living Room

4.76m (15'7") x 2.99m (9'10")

Dining Area

2.41m (7'11") x 1.92m (6'4")

Kitchen

4.74m (15'7") x 2.29m (7'6")
Lean-to 5.20m (17'1") max x 2.37m (7'9")

Landing

Bedroom 1

4.76m (15'7") x 2.54m (8'4")

Bedroom 2

3.31m (10'10") x 3.20m (10'6")

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: 19/12/2026

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:

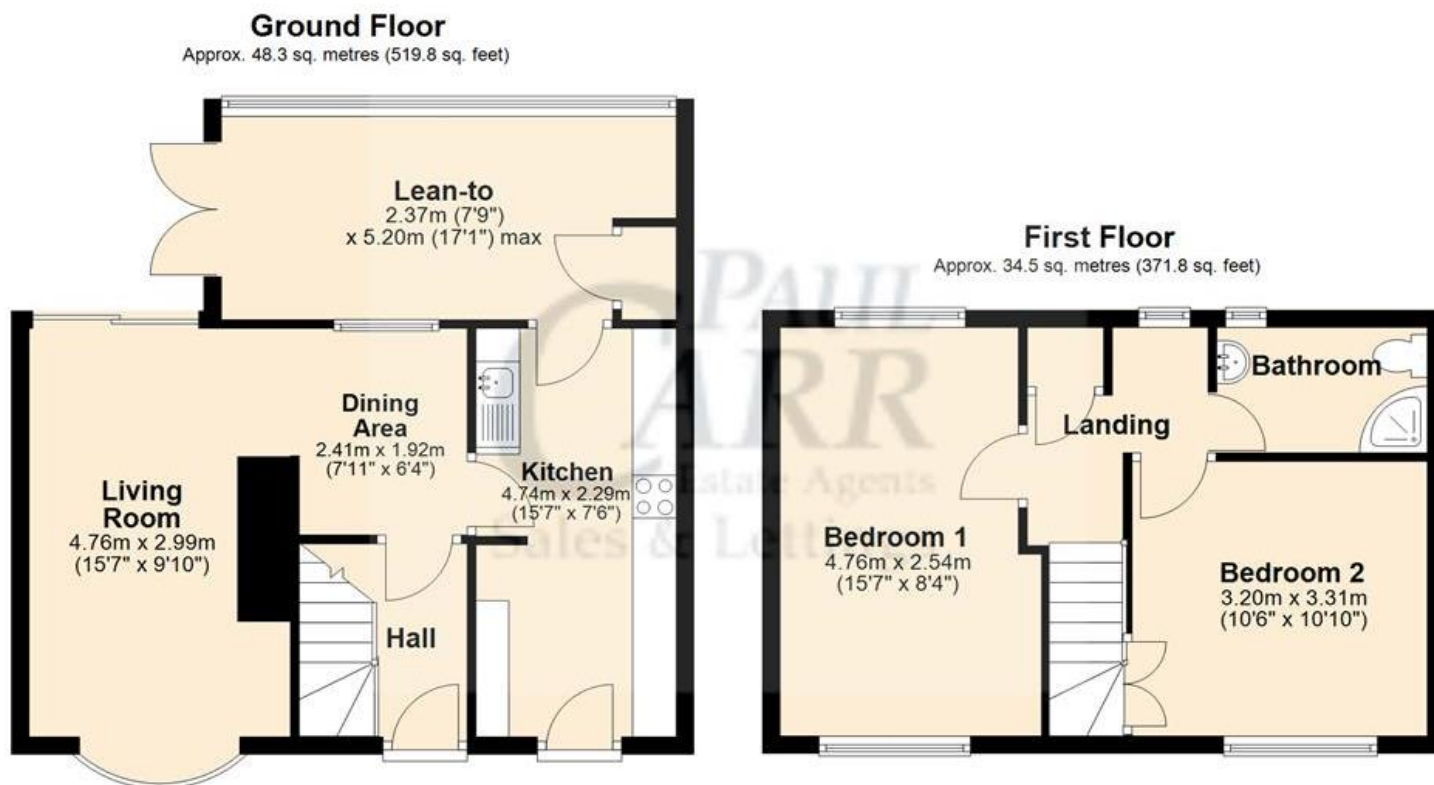
Services connected: Water, Drainage, Gas Electric

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. 82.8 sq. metres (891.6 sq. feet)

Energy Efficiency Rating

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

Map Location

