



Hilton Lane,  
Walsall, WS6 6DT

Offers in the Region Of £280,000

**Beautifully Presented Three-Bedroom Semi-Detached Home in Great Wyrley** Situated in a sought-after residential area of Great Wyrley, this attractive three-bedroom semi-detached property offers generous and well-proportioned living space, complemented by a spacious driveway, integral garage, and a stunning, mature rear garden—making it an ideal home for families or first-time buyers alike.

To the front, the property benefits from ample off-road parking via a generous driveway, alongside an integral garage providing additional storage or conversion potential (subject to the necessary permissions). The home is set back from the road with a neat lawn and established planting, creating an inviting first impression.

Upon entering, you are welcomed by a bright entrance hallway with access to a convenient ground floor WC. The fitted kitchen offers a range of modern units, generous worktop space, and large windows allowing plenty of natural light to flood in, creating a bright and functional space with scope for further personalisation if desired. The main living accommodation is light, airy, and well-proportioned, with neutral décor throughout, providing a versatile space for relaxing and entertaining.

Upstairs, the property boasts three bedrooms, including two spacious double rooms and a further single bedroom, ideal for use as a nursery, guest room, or home office. Some rooms benefit from fitted storage, enhancing practicality. The property features stylishly modernised bathrooms, finished to a high standard with contemporary tiling, sleek fittings, and a well-designed layout including a separate walk-in shower—offering both comfort and a touch of luxury.

A true highlight of this home is the large, beautifully maintained rear garden, offering excellent privacy. Mainly laid to lawn and surrounded by mature trees, shrubs, and flowering plants, it provides a peaceful outdoor retreat. A paved patio area and pathway create perfect spaces for outdoor dining and entertaining, while a garden shed adds further convenience.

Located in a popular and well-connected area of Great Wyrley, this home combines comfortable living with excellent outdoor space and future potential, making it a fantastic opportunity not to be missed.

**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.



WC

Porch

Lounge/Diner 5.69m (18'8") x 4.29m (14'1") max

Kitchen 4.01m (13'2") x 3.18m (10'5") max

Store

Garage

Bedroom 3 3.40m (11'2") x 2.64m (8'8") plus 0.26m (0'10") x 0.26m (0'10")

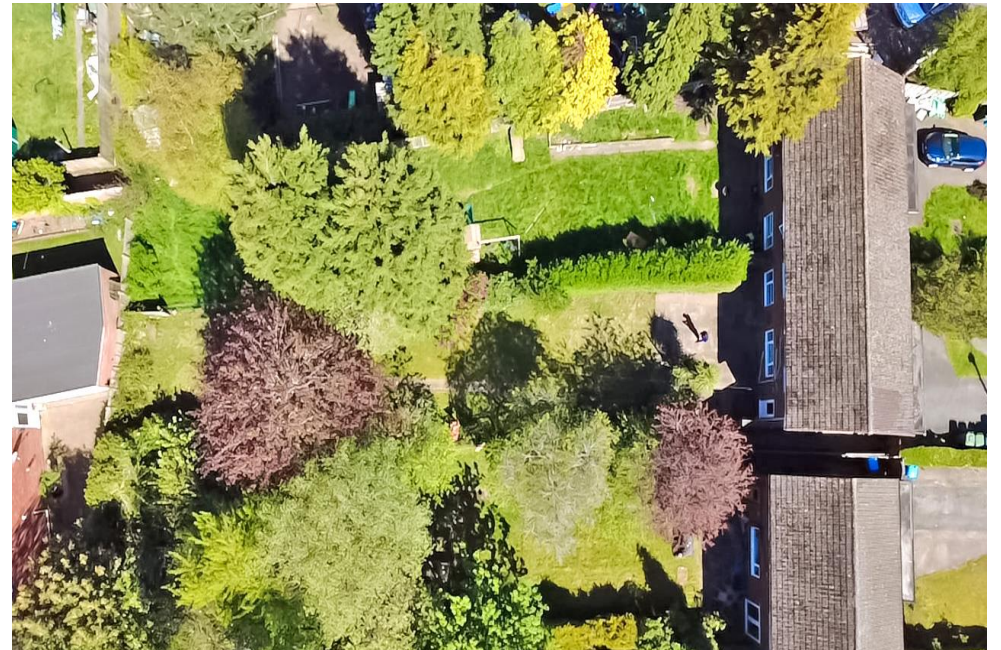
Bedroom 1 5.23m (17'2") max x 2.95m (9'8") plus 0.26m (0'10") x 0.26m (0'10")

Bathroom

Bedroom 2 7.38m (24'3") x 3.00m (9'10") max plus 0.26m (0'10") x 0.26m (0'10")

Storage

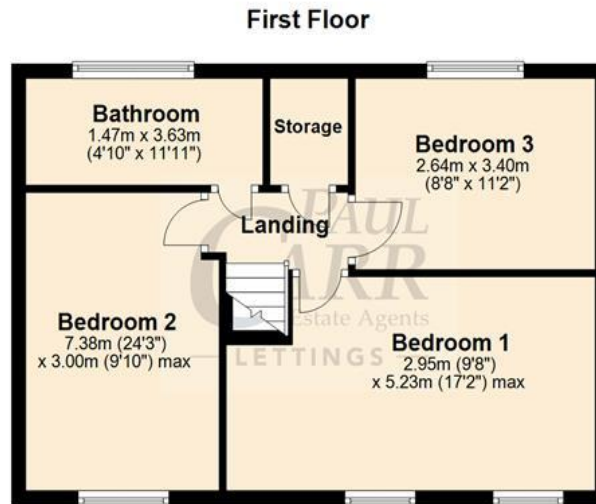
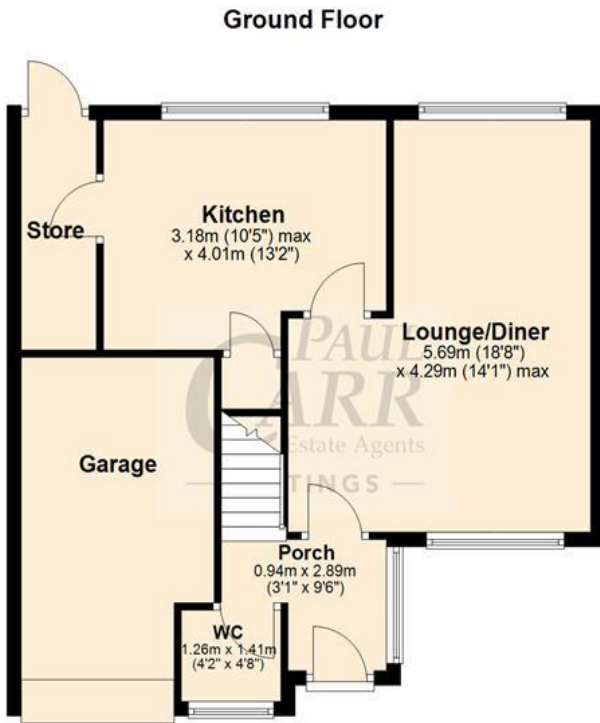
Landing





# Floor Plan

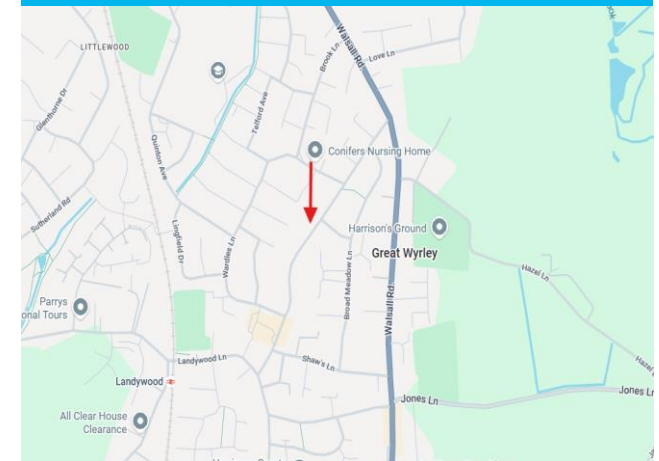
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







**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:

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