



Alpha Way, Great Wyrley,
WS6 6AH

Auction Guide Price £70,000

Great Wyrley

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This spacious upper floor flat is being sold by Paul Carr Modern Auction and offers great potential as a buy-to-let investment requiring a degree of modernisation.

Also perfect for first time buyers the property is located on the second floor and is accessed via a secure communal entrance. An inner hallway leads to the good sized main living room, there is a separate kitchen, two double bedrooms and a bathroom. There are some cosmetic works required to improve the property which benefits from gas central heating and double glazed windows.

Modern Auction / Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

Being Sold by Paul Carr Modern Auction (BUY IT NOW
Option Available) - Reservation Fee Applies
Spacious Upper Floor Flat
Two Double Bedrooms
Popular Location off Holly Lane, Great Wyrley
Ideal Buy-to-Let Investment

Hall

Lounge

4.58m (15') x 3.90m (12'10")

Kitchen

2.77m (9'1") max x 1.14m (3'9")

Inner Hallway

Bedroom 1

4.13m (13'7") x 3.03m (9'11")

Bedroom 2

3.80m (12'6") x 2.65m (8'8")

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: 8th September 2025

Viewer's Note:

Services connected: Gas, Water, Electric, Drainage
Council tax band: A
Tenure: Leasehold 94 years remaining
Ground Rent: £TBC
Service Charge: £TBC

Floor Plan

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

Energy Efficiency Rating

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

Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)

