



Fairoaks Drive,  
Walsall, WS6 6HB

Offers in the Region Of £245,000

## **Beautifully Presented Two Bedroom Semi-Detached Bungalow with Stunning Gardens, Ample Parking And Offered With No Onward Chain!**

Situated within the ever-popular village of Great Wyrley, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation throughout, together with beautifully maintained front and rear gardens, ample off-road parking and a covered car port.

The property is approached via a generous block-paved driveway providing parking for multiple vehicles, alongside an attractive landscaped frontage which creates excellent kerb appeal.

Internally, the accommodation briefly comprises a welcoming entrance hall, a spacious lounge/diner with feature fireplace and bay window overlooking the front aspect, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms and a modern shower room.

To the rear, a beautifully maintained rear garden, offering a peaceful and private outdoor space ideal for relaxing or entertaining. The rear garden features a well-kept lawn, mature shrubs and borders, patio seating areas and a garden shed.

Further benefits include gas central heating, double glazing and a covered car port providing additional sheltered parking.

Conveniently located close to a range of local amenities, shops, transport links and highly regarded schools, this delightful bungalow is ideally suited to downsizers, retirees or buyers seeking single-storey living in a sought-after residential location.

Early viewing is highly recommended!

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.



**Kitchen 4.15m (13'7") max x 2.67m (8'9")**

**Living Room 5.31m (17'5") x 3.30m (10'10")**

**Bedroom 1 4.17m (13'8") max x 2.96m (9'9")**

**Bedroom 2 3.11m (10'2") x 2.61m (8'7")**

**Bathroom**

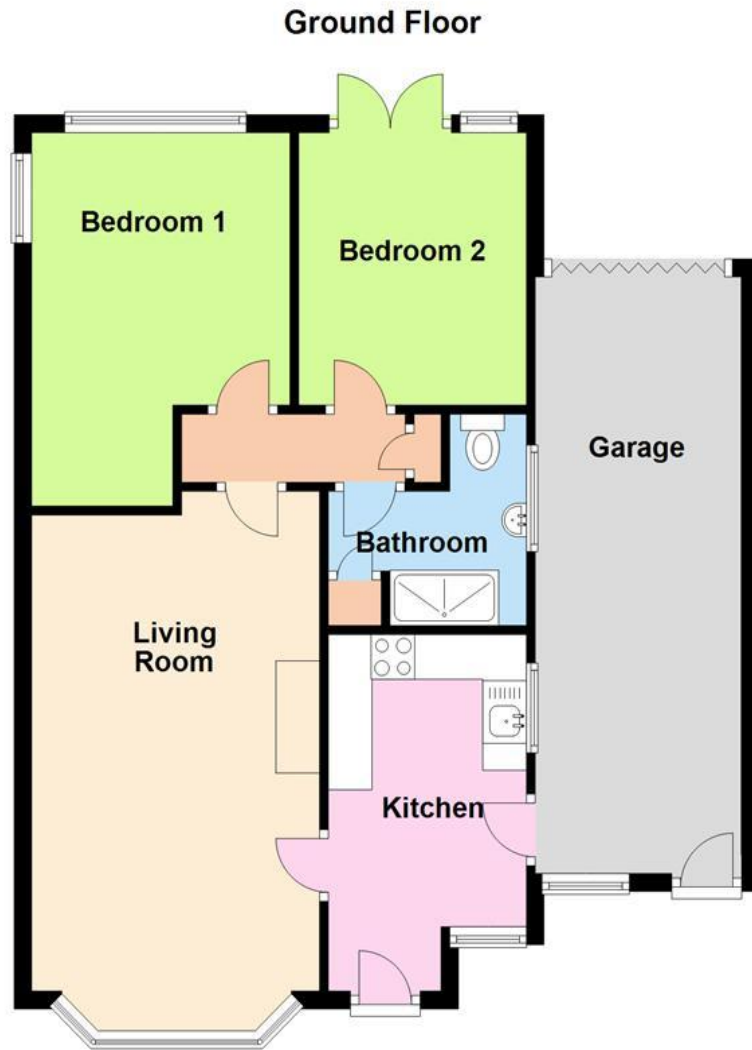
**Garage**





# 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		88   B
69-80	C		
55-68	D	55   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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