



Lingfield Drive, Great Wyrley,
WS6 6LS

Offers Over £230,000

Great Wyrley

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Welcome to Lingfield Drive and this well presented, semi-detached family home located in a sought-after area of Great Wyrley ideal for school catchments, close to shops and facilities in the village and excellent commuter links nearby.

Set behind a front driveway with a side garage the property is accessed via a front porch leading into the hallway.

The ground floor layout comprises of good-sized living room leading to an open-plan kitchen/dining area with patio doors opening to the rear garden.

Off the kitchen is a tandem garage ideal for secure parking and a separate utility room with ample storage space, room for appliances and access to the rear garden.

To the first floor are three bedrooms and a bathroom.

The third bedroom has fitted wardrobes.

The beautifully maintained rear garden has matured trees offering privacy and is perfect for families with young children.

In addition, the property has gas central heating, double glazed windows and is available to view so contact Paul Carr Great Wyrley to arrange an appointment.



Property Specification

Very Well Maintained & Extended Family Home
Updated Double Glazed Windows and Doors
Open-Plan Kitchen/Dining Area
Large Tandem Garage
Separate Utility Room



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: 6th October 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.

Porch

Lounge

4.62m (15'2") x 3.67m (12')

Kitchen/Diner

4.60m (15'1") x 3.23m (10'7")

Utility

3.61m (11'10") x 2.29m (7'6")

Garage

Landing

Bedroom 1

3.94m (12'11") x 2.53m (8'4")

Bedroom 2

3.27m (10'9") x 2.53m (8'4")

Bedroom 3

3.03m (9'11") x 1.98m (6'6")

Bathroom

Viewer's Note:

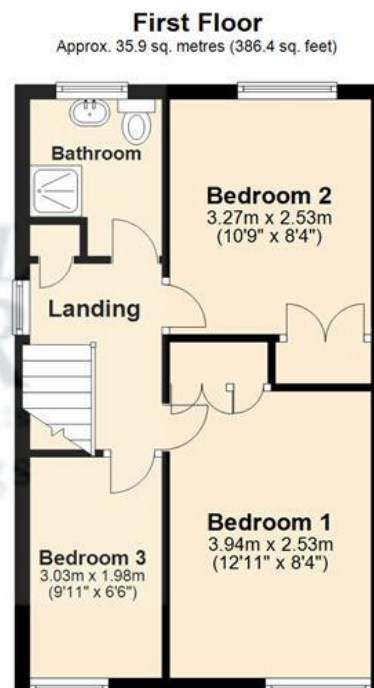
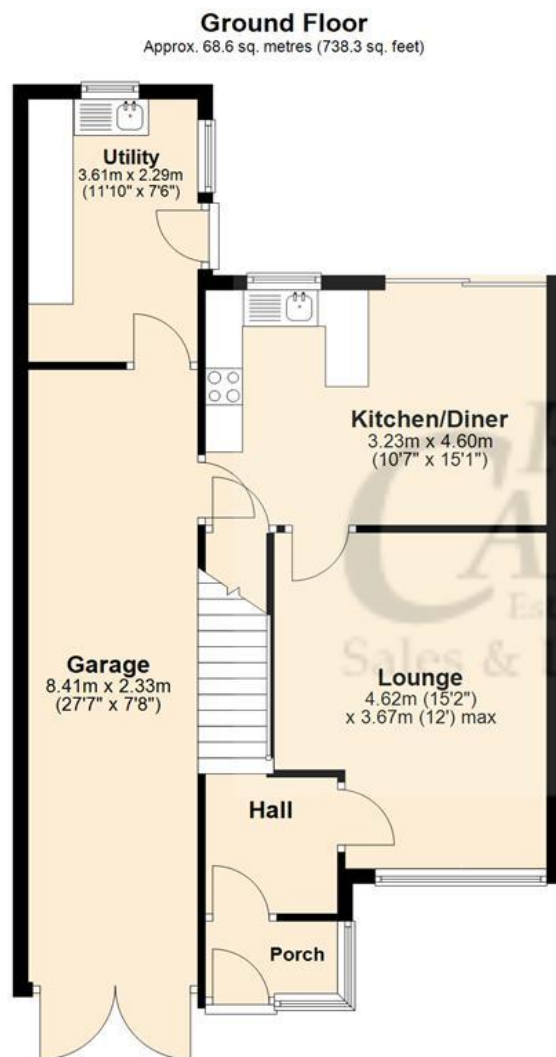
Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

